



Marilyn MCGIBBON

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## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

24 Frensham Road, Macleod Vic 3085

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000

&

\$730,000

#### Median sale price

Median price \$992,000

House

X

Unit

Suburb Macleod

Period - From 01/04/2017

to

30/06/2017

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	23 Yallambie Rd MACLEOD 3085	\$730,000	20/05/2017
2	1/86 Torbay St MACLEOD 3085	\$710,000	21/06/2017
3	3/8 Edward St MACLEOD 3085	\$671,380	27/04/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



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**Indicative Selling Price**

\$670,000 - \$730,000

**Median House Price**

June quarter 2017: \$992,000



**Rooms:**

**Property Type:** House

**Land Size:** 380 sqm approx

**Agent Comments**

## Comparable Properties



**23 Yallambie Rd MACLEOD 3085 (REI)**

**Agent Comments**



**Price:** \$730,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 414 sqm approx



**1/86 Torbay St MACLEOD 3085 (REI)**

**Agent Comments**



**Price:** \$710,000

**Method:** Private Sale

**Date:** 21/06/2017

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 328 sqm approx



**3/8 Edward St MACLEOD 3085 (REI/VG)**

**Agent Comments**



**Price:** \$671,380

**Method:** Private Sale

**Date:** 27/04/2017

**Rooms:** 5

**Property Type:** Unit