

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	24 Frensham Road, Macleod Vic 3085
ndicative selling pric	ce

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$670,000	&	\$730,000
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#### Median sale price

Median price	\$992,000	Hou	ıse 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.

Add	dress 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.

**Account** - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





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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)

**--** 3

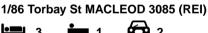


Price: \$730,000 Method: Auction Sale Date: 20/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 414 sqm approx







Price: \$710.000

Date: 21/06/2017 Rooms: 4

Property Type: Unit

Method: Private Sale

Land Size: 328 sqm approx

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





Price: \$671,380 Method: Private Sale Date: 27/04/2017 Rooms: 5

Property Type: Unit

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments** 

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