

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 35/116 Main Drive, Macleod Vic 3085

Indicative selling price

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

Range between \$105,000 & \$115,000

Median sale price

Median price \$672,500 House Unit X Suburb Macleod

Period - From 01/10/2018 to 31/12/2018 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	125/116-130 Main Dr MACLEOD 3085	\$125,000	29/10/2018
2	25/116 Main Dr MACLEOD 3085	\$120,000	12/12/2018
3	74/116 Main Dr MACLEOD 3085	\$115,000	26/08/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$105,000 - \$115,000

Median Unit Price

December quarter 2018: \$672,500

Comparable Properties



125/116-130 Main Dr MACLEOD 3085 (REI/VG) **Agent Comments**



Price: \$125,000

Method: Private Sale

Date: 29/10/2018

Rooms: -

Property Type: Apartment

25/116 Main Dr MACLEOD 3085 (VG)

Agent Comments



Price: \$120,000

Method: Sale

Date: 12/12/2018

Rooms: -

Property Type: Strata Unit/Flat

74/116 Main Dr MACLEOD 3085 (VG)

Agent Comments



Price: \$115,000

Method: Sale

Date: 26/08/2018

Rooms: -

Property Type: Strata Flat - Single OYO Flat