Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 629 Macclesfield Road, Macclesfield Vic 3782

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|---------------|-----|------------------|--|-------------|------|--------|--------------|--|
| Range betweer | n \$1,100,000 | | & | | \$1,210,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,080,000 | Pro | roperty Type Hou | | ouse | | Suburb | Macclesfield | |
| Period - From | 01/08/2020 | to | 31/07/2021 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--|-------------|--------------|
| 1 | 120 Macclesfield Rd, Avonsleigh, Vic 3782, Australia | \$1,147,000 | 08/04/2021 |
| 2 | 90 Spillers Rd, Macclesfield, Vic 3782, Australia | \$1,253,000 | 16/03/2021 |
| 3 | | | |

OR

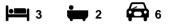
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/08/2021 07:56







Rooms: 5 Property Type: House Land Size: 44517 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price 01/08/2020 - 31/07/2021: \$1,080,000

Comparable Properties

| 120 Macclesfield Rd, Avonsleigh, Vic 3782, Australia (REI) Price: \$1,147,000 Method: Date: 08/04/2021 Property Type: House | Agent Comments |
|---|----------------|
| 90 Spillers Rd, Macclesfield, Vic 3782, Australia (REI) 3 2 2 10 Price: \$1,253,000 Method: Date: 16/03/2021 Property Type: House | Agent Comments |

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 - Barry Plant Emerald Sales





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.