

# 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

3 Sugarloaf Drive, 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 \$1,380,000

&

\$1,460,000

### Median sale price

Median price \$959,000

Property Type House

Suburb Macleod

Period - From 01/01/2020

to 31/12/2020

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	6 Gresswell Rd MACLEOD 3085	\$1,430,000	03/12/2020
2	12 The Common MACLEOD 3085	\$1,405,000	24/11/2020
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:

11/02/2021 12:01



**Property Type:** Land  
**Land Size:** 564 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,380,000 - \$1,460,000  
**Median House Price**  
Year ending December 2020: \$959,000

## Comparable Properties



**6 Gresswell Rd MACLEOD 3085 (VG)**

**Agent Comments**



**Price:** \$1,430,000  
**Method:** Sale  
**Date:** 03/12/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 957 sqm approx



**12 The Common MACLEOD 3085 (REI/VG)**

**Agent Comments**



**Price:** \$1,405,000  
**Method:** Private Sale  
**Date:** 24/11/2020  
**Property Type:** House  
**Land Size:** 489 sqm approx

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.