

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

49 Joynt Street, Macleod Vic 3085

Indicative selling price

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

Range between \$1,100,000

&

\$1,190,000

Median sale price

Median price \$922,500

Property Type House

Suburb Macleod

Period - From 01/10/2019

to 31/12/2019

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	4 Stokes St ROSANNA 3084	\$1,135,000	07/12/2019
2	25 Edward St MACLEOD 3085	\$1,125,500	10/08/2019
3	119 Torbay St MACLEOD 3085	\$1,125,000	22/11/2019

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:

31/01/2020 09:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,190,000
Median House Price
December quarter 2019: \$922,500

Comparable Properties



4 Stokes St ROSANNA 3084 (REI)

Agent Comments



Price: \$1,135,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 837 sqm approx



25 Edward St MACLEOD 3085 (REI)

Agent Comments



Price: \$1,125,500
Method: Auction Sale
Date: 10/08/2019
Property Type: House (Res)
Land Size: 1060 sqm approx



119 Torbay St MACLEOD 3085 (REI)

Agent Comments



Price: \$1,125,000
Method: Sold Before Auction
Date: 22/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 1011 sqm approx