

## 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

48 Erskine Road, 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 \$600,000 & \$660,000

#### Median sale price

Median price \$897,500 House X Unit Suburb Macleod

Period - From 01/04/2018 to 30/06/2018 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	73 Mcnamara St MACLEOD 3085	\$670,000	29/05/2018
2	2/62 May St MACLEOD 3085	\$670,000	04/05/2018
3	23 Drysdale St YALLAMBIE 3085	\$650,000	12/07/2018

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:** House (Previously Occupied - Detached)

**Land Size:** 434 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

June quarter 2018: \$897,500

## Comparable Properties



**73 Mcnamara St MACLEOD 3085 (REI/VG)**

**Agent Comments**



**Price:** \$670,000

**Method:** Private Sale

**Date:** 29/05/2018

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 154 sqm approx



**2/62 May St MACLEOD 3085 (REI/VG)**

**Agent Comments**



**Price:** \$670,000

**Method:** Private Sale

**Date:** 04/05/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 250 sqm approx



**23 Drysdale St YALLAMBIE 3085 (REI)**

**Agent Comments**



**Price:** \$650,000

**Method:** Private Sale

**Date:** 12/07/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 592 sqm approx