

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	48 Erskine Road, Macleod Vic 3085
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$660,000

Median sale price

Median price	\$897,500	Hou	use 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.

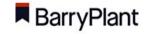
Add	dress of comparable property	Price	Date of sale
1	73 Mcnamara St MACLEOD 3085	\$670,000	29/05/2018
2	2/62 May St MACLEOD 3085	\$670,000	04/05/2018
3	23 Drysdale St YALLAMBIE 3085	\$650,000	12/07/2018

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)

└── 2





Price: \$670,000 Method: Private Sale Date: 29/05/2018 Rooms: 3

Property Type: Unit

Land Size: 154 sqm approx

Agent Comments



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

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Price: \$670.000 Method: Private Sale Date: 04/05/2018

Rooms: -

Property Type: Unit

Land Size: 250 sqm approx

Agent Comments



23 Drysdale St YALLAMBIE 3085 (REI)



Price: \$650,000 Method: Private Sale Date: 12/07/2018

Rooms: -

Property Type: House Land Size: 592 sqm approx **Agent Comments**

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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