

# 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 Sinclair Crescent, 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 \$1,070,000

&

\$1,130,000

### Median sale price

Median price \$906,000

Property Type House

Suburb Macleod

Period - From 01/07/2018

to

30/06/2019

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 | 3 Everett Ct MACLEOD 3085      | \$1,160,000 | 20/09/2019   |
| 2 | 9 Woodlawn Cirt MACLEOD 3085   | \$1,113,000 | 23/09/2019   |
| 3 | 47 Stanton Cr ROSANNA 3084     | \$1,060,000 | 14/09/2019   |

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:

15/10/2019 10:52



 3  1  2

**Property Type:** House (Res)

**Land Size:** 582 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,070,000 - \$1,130,000

**Median House Price**

Year ending June 2019: \$906,000

## Comparable Properties



**3 Everett Ct MACLEOD 3085 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,160,000

**Method:** Expression of Interest

**Date:** 20/09/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 577 sqm approx



**9 Woodlawn Cirt MACLEOD 3085 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,113,000

**Method:** Private Sale

**Date:** 23/09/2019

**Property Type:** House

**Land Size:** 567 sqm approx



**47 Stanton Cr ROSANNA 3084 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** House (Res)

**Land Size:** 631 sqm approx