

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

5 Macclesfield Road, Avonsleigh Vic 3782

Indicative selling price

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

Range between

\$660,000

&

\$726,000

Median sale price

Median price

\$614,250

Property Type

House

Suburb

Avonsleigh

Period - From

22/05/2019

to

21/05/2020

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	12 William St EMERALD 3782	\$680,000	02/05/2020
2	2 Vista Dr EMERALD 3782	\$660,000	10/01/2020
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:

22/05/2020 12:23



Property Type:

Agent Comments

Comparable Properties



12 William St EMERALD 3782 (REI)

Agent Comments

 4  2  2

Price: \$680,000

Method: Private Sale

Date: 02/05/2020

Rooms: 7

Property Type: House

Land Size: 2587 sqm approx



2 Vista Dr EMERALD 3782 (REI/VG)

Agent Comments

 3  1  2

Price: \$660,000

Method: Private Sale

Date: 10/01/2020

Rooms: 4

Property Type: House

Land Size: 2100 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.