# 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 | cons | sumer.vic.go | v.au | /underquot | ting  |        |            |
|-----------------|-------------------|------|--------------|------|------------|-------|--------|------------|
| Range betweer   | \$660,000         |      | &            |      | \$726,000  |       |        |            |
| Median sale p   | rice              |      |              |      |            |       |        |            |
| Median price    | \$614,250         | Pro  | operty Type  | Hou  | ise        |       | Suburb | Avonsleigh |
| Period - From   | 22/05/2019        | to   | 21/05/2020   |      | So         | ource | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress 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  |                              |           |              |

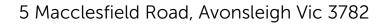
OR

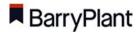
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/05/2020 12:23







**Property Type:** Agent Comments Riley Nicholas 59684522 0488501218 rnicholas@barryplant.com.au

Indicative Selling Price \$660,000 - \$726,000 Median House Price 22/05/2019 - 21/05/2020: \$614,250

# **Comparable Properties**



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.

Account - Barry Plant | P: 03 5968 4522

