

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

58 Sugarloaf Drive, Macleod Vic 3085

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,119,250

Property Type

House

Suburb

Macleod

Period - From

01/07/2019

to

30/09/2019

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	19 The Common MACLEOD 3085	\$1,210,000	24/07/2019
2	19 Lookout Rise MACLEOD 3085	\$1,205,000	18/10/2019
3	4 Springwood Vw BUNDOORA 3083	\$1,180,000	10/08/2019

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:

16/12/2019 14:17

58 Sugarloaf Drive, Macleod Vic 3085



 4  3  2

Property Type: House
Land Size: 537 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
September quarter 2019: \$1,119,250

Comparable Properties



19 The Common MACLEOD 3085 (REI)

Agent Comments

 3  2  2

Price: \$1,210,000
Method: Private Sale
Date: 24/07/2019
Property Type: House
Land Size: 636 sqm approx



19 Lookout Rise MACLEOD 3085 (REI)

Agent Comments

 4  2  2

Price: \$1,205,000
Method: Private Sale
Date: 18/10/2019
Rooms: 5
Property Type: House
Land Size: 500 sqm approx



4 Springwood Vw BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000
Method: Auction Sale
Date: 10/08/2019
Rooms: 5
Property Type: House (Res)
Land Size: 622 sqm approx

Account - Jellis Craig | P: 03 94598111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.