## 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 | cons | sumer.vic.go | v.au | /underquot  | ing  |        |         |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|---------|
| Range betweer   | 1,180,000         |      | &            |      | \$1,280,000 |      |        |         |
| Median sale p   | rice              |      |              |      |             |      |        |         |
| Median price    | \$1,119,250       | Pro  | operty Type  | Hou  | se          |      | Suburb | Macleod |
| Period - From   | 01/07/2019        | to   | 30/09/2019   |      | So          | urce | 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.

| Ad | dress 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.

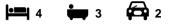
This Statement of Information was prepared on:

16/12/2019 14:17



## 58 Sugarloaf Drive, Macleod Vic 3085





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)



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

Agent Comments

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

- 4



4 Springwood Vw BUNDOORA 3083 (REI)

Agent Comments



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.