

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

41a Magpie Road, Magpie Vic 3352

Indicative selling price

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

Single price \$750,000

Median sale price*

Median price \$585,000

House

X

Unit

Suburb Magpie

Period - From 01/03/2017

to 01/03/2018

Source Property Data

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	22 Aubreys Rd MAGPIE 3352	\$760,000	31/10/2017
2	8 Quinns La MAGPIE 3352	\$515,000	22/12/2017
3	11 WATERLOO La MAGPIE 3352	\$510,000	18/01/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$750,000
Median House Price *
01/03/2017 - 01/03/2018: \$585,000
* Agent calculated median

Comparable Properties

22 Aubreys Rd MAGPIE 3352 (VG)

Agent Comments



Price: \$760,000
Method: Sale
Date: 31/10/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 29600 sqm approx



8 Quinns La MAGPIE 3352 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 22/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 4658 sqm approx



11 WATERLOO La MAGPIE 3352 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 18/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 20235 sqm approx