

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

8 Watson Street, Macleod Vic 3085

Indicative selling price

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

Range between \$665,000

&

\$705,000

Median sale price

Median price \$907,500

House

X

Unit

Suburb Macleod

Period - From 01/10/2018

to

31/12/2018

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	82/8 Pottage Cirt MACLEOD 3085	\$715,000	10/10/2018
2	2/3 Dowle St MACLEOD 3085	\$672,500	15/01/2019
3	48 Erskine Rd MACLEOD 3085	\$671,000	01/12/2018

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.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 375 sqm approx

Agent Comments

Indicative Selling Price

\$665,000 - \$705,000

Median House Price

December quarter 2018: \$907,500

Comparable Properties

82/8 Pottage Cirt MACLEOD 3085 (VG)

Agent Comments

 2  -  -

Price: \$715,000

Method: Sale

Date: 10/10/2018

Rooms: -

Property Type: Retirement Village Individual
Flat/Unit



2/3 Dowle St MACLEOD 3085 (REI)

Agent Comments

 3  2  -

Price: \$672,500

Method: Private Sale

Date: 15/01/2019

Rooms: 4

Property Type: Unit

Land Size: 334 sqm approx



48 Erskine Rd MACLEOD 3085 (REI/VG)

Agent Comments

 3  1  1

Price: \$671,000

Method: Auction Sale

Date: 01/12/2018

Rooms: 4

Property Type: House (Res)

Land Size: 441 sqm approx