

Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
-----------------	---------	-----	------

Including subur	dress and code 8 Watson S	Street, Macleod Vic	3085				
Indicative selling price							
For the meaning o	f this price see co	nsumer.vic.gov.au	/underquoting				
Range hetween	\$665,000	Q.	\$705,000				

Median sale price

Median price	\$907,500	Hou	ise 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.

Add	dress 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

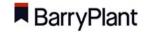
OR

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.





Generated: 26/02/2019 12:40



Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.com.au

Indicative Selling Price \$665,000 - \$705,000 **Median House Price** December quarter 2018: \$907,500





Property Type: House (Res) Land Size: 375 sqm approx

Agent Comments

Comparable Properties

82/8 Pottage Cirt MACLEOD 3085 (VG)





Price: \$715,000 Method: Sale Date: 10/10/2018

Rooms: -

Property Type: Retirement Village Individual

Flat/Unit

Agent Comments



2/3 Dowle St MACLEOD 3085 (REI)



Price: \$672.500 Method: Private Sale Date: 15/01/2019 Rooms: 4

Property Type: Unit

Land Size: 334 sqm approx

Agent Comments



48 Erskine Rd MACLEOD 3085 (REI/VG)





Price: \$671,000 Method: Auction Sale Date: 01/12/2018

Rooms: 4

Property Type: House (Res) Land Size: 441 sqm approx

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





Generated: 26/02/2019 12:40