

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	1/62 May St MACLEOD 3085	\$795,000	03/06/2017
2	3/187 Lower Plenty Rd ROSANNA 3084	\$745,000	12/08/2017
3	3/8 Edward St MACLEOD 3085	\$671,380	27/04/2017

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 2 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median House Price
June quarter 2017: \$992,000

Comparable Properties



1/62 May St MACLEOD 3085 (REI)

Agent Comments

3 2 2

Price: \$795,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 4
Property Type: Unit
Land Size: 347 sqm approx



3/187 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$745,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 5
Property Type: Unit



3/8 Edward St MACLEOD 3085 (REI/VG)

Agent Comments

3 1 2

Price: \$671,380
Method: Private Sale
Date: 27/04/2017
Rooms: 5
Property Type: Unit