

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 66 Gresswell Road, Macleod Vic 3085

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$992,000 House X Unit Suburb Macleod

Period - From 01/04/2017 to 30/06/2017 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.

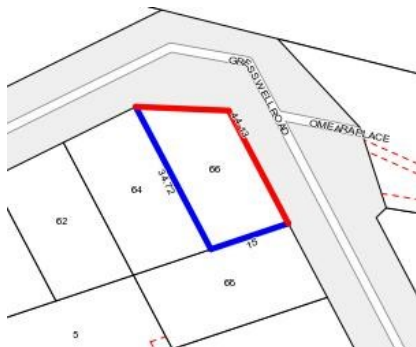
	Address of comparable property	Price	Date of sale
1	21 Gresswell Rd MACLEOD 3085	\$1,460,000	03/05/2017
2	6 Forest Vw BUNDOORA 3083	\$1,380,000	04/09/2017
3	80 Ernest Jones Dr MACLEOD 3085	\$1,250,000	22/05/2017

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.

Loretta Khoo
9467 5444
0437 751 641
lkhoo@barryplant.com.au

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2017: \$992,000



Rooms:
Property Type: Land
Land Size: 466 sqm approx
Agent Comments

Comparable Properties



21 Gresswell Rd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,460,000
Method: Private Sale
Date: 03/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 735 sqm approx



6 Forest Vw BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,380,000
Method: Private Sale
Date: 04/09/2017
Rooms: 5
Property Type: House
Land Size: 671 sqm approx



80 Ernest Jones Dr MACLEOD 3085 (VG)

Agent Comments



Price: \$1,250,000
Method: Sale
Date: 22/05/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 694 sqm approx