

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	26 Hester Walk, Macleod Vic 3085
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Indicative selling price

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

Single price	\$850,000
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Median sale price

Median price	\$919,500	House	X	Unit		Suburb	Macleod
Period - From	01/01/2018	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	16 Stewart Tce MACLEOD 3085	\$895,000	01/10/2018
2	17 Janice St MACLEOD 3085	\$880,000	15/12/2018
3	34 May St MACLEOD 3085	\$850,000	17/12/2018

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 2 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price

\$850,000

Median House Price

Year ending December 2018: \$919,500

Comparable Properties



16 Stewart Tce MACLEOD 3085 (REI/VG)

Agent Comments

3 1 2

Price: \$895,000

Method: Sold Before Auction

Date: 01/10/2018

Rooms: 4

Property Type: House (Res)

Land Size: 649 sqm approx



17 Janice St MACLEOD 3085 (REI/VG)

Agent Comments

4 2 2

Price: \$880,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: House

Land Size: 582 sqm approx



34 May St MACLEOD 3085 (REI/VG)

Agent Comments

3 1 1

Price: \$850,000

Method: Private Sale

Date: 17/12/2018

Rooms: 4

Property Type: House (Res)

Land Size: 687 sqm approx