

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

83 Gresswell Road, Macleod Vic 3085

Indicative selling price

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

Range between \$1,350,000 & \$1,390,000

Median sale price

Median price \$922,500 Property Type House Suburb Macleod

Period - From 01/10/2019 to 31/12/2019 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	96 Ernest Jones Dr MACLEOD 3085	\$1,390,000	06/09/2019
2	70 Gresswell Rd MACLEOD 3085	\$1,380,000	17/09/2019
3	15 Cade Gr MACLEOD 3085	\$1,375,000	06/09/2019

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.~~

This Statement of Information was prepared on:

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Property Type: House

Land Size: 520 sqm approx

Agent Comments

Comparable Properties



96 Ernest Jones Dr MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,390,000

Method: Private Sale

Date: 06/09/2019

Property Type: House

Land Size: 492 sqm approx



70 Gresswell Rd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,380,000

Method: Private Sale

Date: 17/09/2019

Property Type: House

Land Size: 540 sqm approx



15 Cade Gr MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,375,000

Method: Private Sale

Date: 06/09/2019

Property Type: House

Land Size: 600 sqm approx