

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

17 Coopers Road, Macclesfield Vic 3782

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,143,500 Property Type House Suburb Macclesfield

Period - From 18/11/2018 to 17/11/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	6 Kiernan Rd MACCLESFIELD 3782	\$1,150,000	27/07/2019
2	234 Tschampions Rd MACCLESFIELD 3782	\$1,137,000	02/08/2019
3	141 Spillers Rd MACCLESFIELD 3782	\$1,050,000	24/04/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18/11/2019 12:26



 3  2  5

Property Type: House
Land Size: 56658 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
18/11/2018 - 17/11/2019: \$1,143,500

Comparable Properties



6 Kiernan Rd MACCLESFIELD 3782 (REI)

Agent Comments

 5  3  4

Price: \$1,150,000
Method: Private Sale
Date: 27/07/2019
Property Type: House
Land Size: 43317.40 sqm approx



234 Tschampions Rd MACCLESFIELD 3782 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,137,000
Method: Private Sale
Date: 02/08/2019
Rooms: 8
Property Type: House
Land Size: 39614 sqm approx



141 Spillers Rd MACCLESFIELD 3782 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 24/04/2019
Rooms: 7
Property Type: House
Land Size: 56935 sqm approx