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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,143,500	Pro	operty Type	Hou	se		Suburb	Macclesfield
Period - From	18/11/2018	to	17/11/2019		So	urce	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.

Ade	dress 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









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)



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



234 Tschampions Rd MACCLESFIELD 3782 (REI/VG)

Agent Comments



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



Price: \$1,137,000 Method: Private Sale Date: 02/08/2019 Rooms: 8

Property Type: House Land Size: 39614 sqm approx

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

Account - Barry Plant | P: 03 5968 4522



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.