## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/5 Ayr Street, Macleod Vic 3085

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$780,000		&		\$830,000			
Median sale p	rice							
Median price	\$738,500	Pro	operty Type	Unit			Suburb	Macleod
Period - From	01/07/2019	to	30/09/2019	)	So	ource	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 sixmonths 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	2/101 Yallambie Rd MACLEOD 3085	\$830,000	16/09/2019
2			
3			

#### OR

**B**<sup>\*</sup> 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:

25/11/2019 12:35









Property Type: Townhouse Agent Comments Indicative Selling Price \$780,000 - \$830,000 Median Unit Price September quarter 2019: \$738,500

# **Comparable Properties**



2/101 Yallambie Rd MACLEOD 3085 (REI)



Price: \$830,000 Method: Private Sale Date: 16/09/2019 Property Type: Townhouse (Single) Land Size: 218 sqm approx

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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.

Agent Comments