

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Suburb or locality | Macclesfield

Date of sale

Generated: 05/10/2017 14:14

Price

Property	offered	for sa	le
----------	---------	--------	----

Median price

Period - From

Ad Including sub locality andpos	urb or	587 Macclesfield Road, Macclesfield Vic 3782				
Indicative sellir	ng price					
For the meaning of	of this price see co	nsumer.vic.gov.a	au/underquoting			
Range between	\$980,000	&	\$1,078,000	1		
Median sale pri	ce			_		

Unit

Source REIV

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

to

House

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	and the construction of th		
1	480 Macclesfield Rd MACCLESFIELD 3782	\$1,050,000	16/01/2017
2	2525 Healesville Koo Wee Rup Rd YELLINGBO 3139	\$1,050,000	11/07/2016
3	345 Macclesfield Rd MACCLESFIELD 3782	\$985,000	30/03/2017

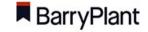
OR

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 eighteen months.

Account - Barry Plant | P: 03 5968 4522











Rooms:

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 48299 sqm approx

Agent Comments

Indicative Selling Price \$980,000 - \$1,078,000

Comparable Properties



480 Macclesfield Rd MACCLESFIELD 3782

(VG)



Price: \$1,050,000 Method: Sale Date: 16/01/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 71170 sqm approx

Agent Comments

2525 Healesville Koo Wee Rup Rd YELLINGBO Agent Comments

3139 (VG)

- 4





Price: \$1,050,000 Method: Sale Date: 11/07/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 161483 sqm approx



345 Macclesfield Rd MACCLESFIELD 3782

(REI/VG)



Price: \$985,000 Method: Private Sale Date: 30/03/2017

Rooms: 7

Property Type: House Land Size: 59987 sqm approx

Account - Barry Plant | P: 03 5968 4522





Agent Comments

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.

Generated: 05/10/2017 14:14