

## 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	587 Macclesfield Road, Macclesfield Vic 3782
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$980,000	&	\$1,078,000
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#### Median sale price

Median price		House		Unit		Suburb or locality	Macclesfield
Period - From		to		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 eighteen 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	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.



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**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)**   [Agent Comments](#)

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**Price:** \$1,050,000  
**Method:** Sale  
**Date:** 16/01/2017  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 71170 sqm approx

**2525 Healesville Koo Wee Rup Rd YELLINGBO 3139 (VG)**   [Agent Comments](#)

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**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)**   [Agent Comments](#)

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**Price:** \$985,000  
**Method:** Private Sale  
**Date:** 30/03/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 59987 sqm approx