

STATEMENT OF INFORMATION

6/306 WAIORA ROAD, MACLEOD, VIC 3085

PREPARED BY LOVE & CO, 215 LOWER HEIDELBERG ROAD, IVANHOE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



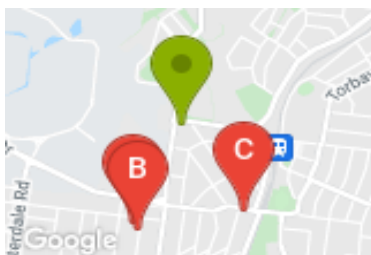
6/306 WAIORA ROAD, MACLEOD, VIC 3085  2  1  1

Indicative Selling Price

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

Price Range: **\$590,000 to \$630,000**

MEDIAN SALE PRICE



MACLEOD, VIC, 3085

Suburb Median Sale Price (Unit)

\$690,000

01 April 2020 to 31 March 2021

Provided by:  pricefinder

COMPARABLE PROPERTIES

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



2/183 PORTER RD, HEIDELBERG HEIGHTS, VIC  2  2  1

Sale Price

\$637,000

Sale Date: 28/11/2020

Distance from Property: 768m



1/177 PORTER RD, HEIDELBERG HEIGHTS, VIC  3  2  2

Sale Price

\$607,500

Sale Date: 15/12/2020

Distance from Property: 803m



1/9 RUTHVEN ST, ROSANNA, VIC 3084  2  1  1

Sale Price

\$638,000

Sale Date: 05/03/2021

Distance from Property: 742m



This report has been compiled on 27/04/2021 by Love & Co. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

6/306 WAIORA ROAD, MACLEOD, VIC 3085


Indicative selling price

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

Price Range: \$590,000 to \$630,000

Median sale price

Median price \$690,000 Property type Unit Suburb MACLEOD

Period 01 April 2020 to 31 March 2021 Source 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2/183 PORTER RD, HEIDELBERG HEIGHTS, VIC 3081	\$637,000	28/11/2020
1/177 PORTER RD, HEIDELBERG HEIGHTS, VIC 3081	\$607,500	15/12/2020
1/9 RUTHVEN ST, ROSANNA, VIC 3084	\$638,000	05/03/2021

This Statement of Information was prepared on: 27/04/2021