

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Breckenridge Place, Macleod Vic 3085

Indicative selling price

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

Range between

\$1,695,000

&

\$1,850,000

Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Macleod

Period - From

01/01/2024

to

31/03/2024

Source

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 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
1	71 Springthorpe Blvd MACLEOD 3085	\$1,755,000	18/01/2024
2	84 Springthorpe Blvd MACLEOD 3085	\$1,689,000	23/04/2024
3	6 Linaker Dr MACLEOD 3085	\$1,630,000	10/04/2024

OR

~~**B*** 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:

21/05/2024 14:40



Property Type:
Divorce/Estate/Family Transfers
Land Size: 567 sqm approx
Agent Comments

Indicative Selling Price
\$1,695,000 - \$1,850,000
Median House Price
March quarter 2024: \$1,190,000

Comparable Properties



71 Springthorpe Blvd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,755,000
Method: Private Sale
Date: 18/01/2024
Property Type: House
Land Size: 689 sqm approx



84 Springthorpe Blvd MACLEOD 3085 (REI)

Agent Comments



Price: \$1,689,000
Method: Private Sale
Date: 23/04/2024
Property Type: House (Res)



6 Linaker Dr MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,630,000
Method: Private Sale
Date: 10/04/2024
Property Type: House
Land Size: 586 sqm approx

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