

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 Forestwood Drive, Macleod Vic 3085

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

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	7 Highview Cr MACLEOD 3085	\$1,421,000	20/04/2024
2	7 Ardmore Ct MACLEOD 3085	\$1,372,000	24/02/2024
3	24 Grange Blvd BUNDOORA 3083	\$1,360,000	02/03/2024

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:

23/04/2024 16:25



5 3 2

Property Type: House
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
March quarter 2024: \$1,190,000

Comparable Properties



7 Highview Cr MACLEOD 3085 (REI)

Agent Comments

4 2 2

Price: \$1,421,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 761 sqm approx



7 Ardmore Ct MACLEOD 3085 (REI)

Agent Comments

4 2 2

Price: \$1,372,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 820 sqm approx



24 Grange Blvd BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$1,360,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)

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