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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,350,000		&		\$1,485,000			
Median sale p	rice							
Median price	\$1,190,000	Pro	operty Type	Hou	ise		Suburb	Macleod
Period - From	01/01/2024	to	31/03/2024		So	ource	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.

Add	dress 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.

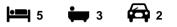
This Statement of Information was prepared on:

23/04/2024 16:25



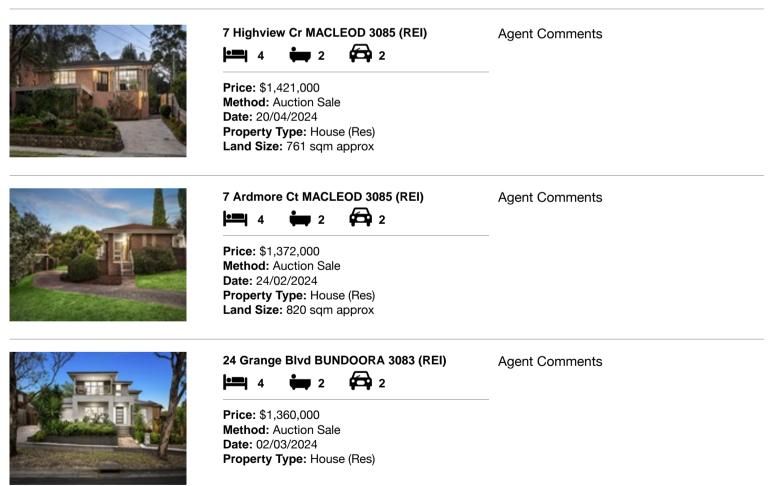






Property Type: House Land Size: 570 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,485,000 Median House Price March quarter 2024: \$1,190,000

Comparable Properties



Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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