

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

2 BRECKENRIDGE PLACE MACLEOD VIC 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,700,000

&

\$1,870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Macleod

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

84 ERNEST JONES DRIVE MACLEOD VIC 3085	\$1,910,000	31-May-23
102 ERNEST JONES DRIVE MACLEOD VIC 3085	-	03-Mar-15

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 6 months.

This Statement of Information was prepared on: 20 June 2023



84 ERNEST JONES DRIVE MACLEOD VIC 3085

 5
  2
  2

Sold Price ^{RS} **\$1,910,000** Sold Date **31-May-23**

Distance **0.28km**



102 ERNEST JONES DRIVE MACLEOD VIC 3085

 5
  2
  2

Sold Price - Sold Date **03-Mar-15**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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