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<br>Including suburb and postcode | 1/40 Springthorpe Boulevard, Macleod Vic 3085 |

## Indicative selling price

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

Range between $630,000 & $680,000

## Median sale price

Median price $718,000 Property Type Unit Suburb Macleod

Period - From 01/07/2024 to 30/09/2024 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 | 2/40 Springthorpe Blvd MACLEOD 3085 | $685,000 | 17/10/2024 |
| 2 | 1/180 Porter Rd HEIDELBERG HEIGHTS 3081 | $695,000 | 17/09/2024 |
| 3 | | | |

**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: 14/11/2024 15:51

# 1/40 Springthorpe Boulevard, Macleod Vic 3085



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$630,000 - $680,000
**Median Unit Price**
September quarter 2024: $718,000

## Comparable Properties



**2/40 Springthorpe Blvd MACLEOD 3085 (REI/VG)**

2 2 2

**Price:** $685,000
**Method:** Private Sale
**Date:** 17/10/2024
**Property Type:** Apartment

Agent Comments



**1/180 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

2 1 2

**Price:** $695,000
**Method:** Private Sale
**Date:** 17/09/2024
**Property Type:** Unit
**Land Size:** 263 sqm approx

Agent Comments

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.

**Account** - Jellis Craig | P: 03 94321444

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