

# 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

2/88 Highview Crescent, Macleod Vic 3085
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$680,000
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 & 

\$720,000
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### Median sale price

Median price 

\$620,000
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 Property Type 

Unit
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 Suburb 

Macleod
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Period - From 

02/11/2022
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 to 

01/11/2023
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 Source 

REIV
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### 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	2/51 Edward St MACLEOD 3085	\$730,000	05/08/2023
2	2/11 Fahey Cr YALLAMBIE 3085	\$700,501	09/05/2023
3	1/10 Eden Av WATSONIA 3087	\$685,000	16/05/2023

**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: 

02/11/2023 12:34
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2/88 Highview Crescent, Macleod Vic 3085



 3  1  1

**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$680,000 - \$720,000  
**Median Unit Price**  
02/11/2022 - 01/11/2023: \$620,000

## Comparable Properties



**2/51 Edward St MACLEOD 3085 (REI)**

Agent Comments

 3  1  1

**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** Unit



**2/11 Fahey Cr YALLAMBIE 3085 (REI)**

Agent Comments

 3  1  2

**Price:** \$700,501  
**Method:** Private Sale  
**Date:** 09/05/2023  
**Property Type:** Unit  
**Land Size:** 323 sqm approx



**1/10 Eden Av WATSONIA 3087 (REI)**

Agent Comments

 2  1  2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 16/05/2023  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 279 sqm approx

Account - Jellis Craig | P: 03 94598111



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