

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

76 Ellandee Crescent, Macedon Vic 3440

### Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

### Median sale price

Median price \$1,225,000 Property Type House Suburb Macedon

Period - From 01/01/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	5 Phalempin Rd MOUNT MACEDON 3441	\$1,285,000	14/06/2023
2	16 Clarke St MOUNT MACEDON 3441	\$1,250,000	04/12/2023
3	54 Railway Pl MACEDON 3440	\$1,200,000	22/04/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

05/03/2024 11:15



4   2   3

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 8784 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,180,000 - \$1,280,000  
**Median House Price**  
Year ending December 2023: \$1,225,000

## Comparable Properties



**5 Phalemphin Rd MOUNT MACEDON 3441 (REI/VG)**

Agent Comments

3   2   4

**Price:** \$1,285,000  
**Method:** Private Sale  
**Date:** 14/06/2023  
**Property Type:** House  
**Land Size:** 10000 sqm approx



**16 Clarke St MOUNT MACEDON 3441 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 04/12/2023  
**Property Type:** House  
**Land Size:** 2226 sqm approx



**54 Railway Pl MACEDON 3440 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 22/04/2023  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 1975 sqm approx