

# 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

13/55 Broadford Crescent, Macleod Vic 3085

### Indicative selling price

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

Range between \$570,000 & \$600,000

### Median sale price

Median price \$690,000

Property Type Unit

Suburb Macleod

Period - From 01/02/2022

to 31/01/2023

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	10/55-57 Broadford Cr MACLEOD 3085	\$623,000	22/09/2022
2	2/9-13 Devonshire Rd WATSONIA 3087	\$580,000	05/12/2022
3	2/36 Dwyer St MACLEOD 3085	\$565,000	28/01/2023

**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:

01/02/2023 14:45

13/55 Broadford Crescent, Macleod Vic 3085



2 1 1

**Rooms:** 3  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**

\$570,000 - \$600,000

**Median Unit Price**

01/02/2022 - 31/01/2023: \$690,000

## Comparable Properties



**10/55-57 Broadford Cr MACLEOD 3085 (REI)**

**Agent Comments**

2 1 1

**Price:** \$623,000  
**Method:** Sold Before Auction  
**Date:** 22/09/2022  
**Rooms:** 3  
**Property Type:** Unit



**2/9-13 Devonshire Rd WATSONIA 3087 (REI)**

**Agent Comments**

2 1 1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 05/12/2022  
**Property Type:** Unit



**2/36 Dwyer St MACLEOD 3085 (REI)**

**Agent Comments**

2 1 1

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 28/01/2023  
**Property Type:** Unit

**Account -** Jellis Craig | P: 03 94598111



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