

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 and
postcode

530 MOUNT MACEDON ROAD MOUNT MACEDON VIC 3441

Indicative selling price

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

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,587,500

Property type

House

Suburb

Mount Macedon

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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

| | | |
|--|-------------|-----------|
| 15 KING STREET MOUNT MACEDON VIC 3441 | \$1,250,000 | 24-Nov-21 |
| 12 BLANCHE PARADE MOUNT MACEDON VIC 3441 | \$990,000 | 04-Nov-21 |
| 7 KING STREET MOUNT MACEDON VIC 3441 | \$965,000 | 17-May-22 |

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: 10 June 2022

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**15 KING STREET MOUNT
MACEDON VIC 3441** 3  2  3Sold Price **\$1,250,000** Sold Date **24-Nov-21**Distance **0.97km****12 BLANCHE PARADE MOUNT
MACEDON VIC 3441** 2  1  1Sold Price **\$990,000** Sold Date **04-Nov-21**Distance **-****7 KING STREET MOUNT MACEDON
VIC 3441** 3  2  5Sold Price ^{RS} **\$965,000** Sold Date **17-May-22**Distance **0.9km****RS** = Recent sale**UN** = Undisclosed Sale

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