

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 49 Macquarie Circle, Waterways, VIC 3195

Indicative selling price

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

Price Range \$1,680,000 & \$1,750,000

Median sale price

Median price \$1,457,000 Property Type House Suburb Waterways (3195)

Period - From 01/04/2024 to 31/03/2025 Source pricefinder

Comparable property sales

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: 16/04/2025