



Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

**Sections 47AF of the *Estate Agents Act 1980***

**Property offered for sale**

Address  
Including suburb or  
locality and postcode

8 Nicholls Street, Macedon VIC 3440

**Indicative selling price**

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

Single price

or range between

\$860,000

&

\$920,000

**Median sale price**

Median price

\$912,500

House

X

Unit

Suburb  
or locality

Macedon

Period - From

01 July 2018

to

30 June 2019

Source

Pricefinder.com.au

**Comparable property sales**

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. 41 Mcbean Avenue, Macedon	\$850,000	17/06/2019
2. 44 Marshall Avenue, Macedon	\$950,000	10/04/2019
3. 24 Bruce Street, Macedon	\$950,000	23/07/2019