

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

24 MANORINA WAY MACEDON VIC 3440

Indicative selling price

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

Single Price

or range
between

\$4,700,000

&

\$4,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

House

Suburb

Macedon

Period-from

01 Sep 2023

to

31 Aug 2024

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

| | | |
|-----------------------------------|-------------|-----------|
| 88 HONOUR AVENUE MACEDON VIC 3440 | \$4,150,000 | 01-Feb-23 |
| 7 WOOD STREET WOODEND VIC 3442 | \$8,000,000 | 10-Jun-23 |
| 137 MURRAY ROAD GISBORNE VIC 3437 | \$3,295,000 | 14-Oct-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: 20 September 2024



**88 HONOUR AVENUE MACEDON
VIC 3440**

 3  3  5

Sold Price

\$4,150,000

Sold Date

01-Feb-23

Distance

1.1km



**7 WOOD STREET WOODEND VIC
3442**

 3  3  5

Sold Price

\$8,000,000

Sold Date

10-Jun-23

Distance

8.32km



**137 MURRAY ROAD GISBORNE VIC
3437**

 5  2  11

Sold Price

\$3,295,000

Sold Date

14-Oct-22

Distance

9.95km

RS = Recent sale

UN = Undisclosed Sale

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