

STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

196 Black Forest Drive, Macedon, Vic 3440

Indicative Selling Price: \$1,700,000

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

Median Sale Price: \$1,155,000

Property Type: House

Suburb: Macedon

Source: APM Pricefinder

Period from : 01/07/2021 to 30/06/2022



Address of Comparable Property Sales:	Price	Date of Sale
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The agent reasonably believes that fewer than three truly comparable properties
have been sold during the prescribed period

This Statement of Information was prepared on: 08/07/2022

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*Whilst all property information is provided in good faith, it is derived from a number of sources
and is subject to change. All figures and dimensions are estimates.*

Potential purchasers to complete appropriate due diligence and verify all information.

Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.