

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 or
locality and postcode

8 Zig Zag Road, Mount Macedon Vic 3441

Indicative selling price

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

Single price \$1,275,000

Median sale price

Median price \$1,102,500

Property Type House

Suburb Mount Macedon

Period - From 19/02/2024

to 18/02/2025

Source Property Data

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
1	5 Bruce St MACEDON 3440	\$1,260,000	17/05/2024
2	2 Centenary Av MACEDON 3440	\$1,250,000	27/04/2024
3	10 Cheniston Rd MOUNT MACEDON 3441	\$1,330,000	26/01/2024

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:

19/02/2025 14:07