

## STATEMENT OF INFORMATION



**4 RYANS PARADE, MOUNT MACEDON,**

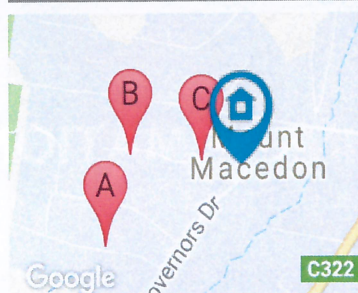
2 1 2

Indicative Selling Price

**\$570,000 to \$600,000**

Provided by: Shannon Garrahan, Kennedy & Hunt Real Estate

## SUBURB MEDIAN



**MOUNT MACEDON, VIC, 3441**

Suburb Median Sale Price (House)

**\$797,500**

12 Months ending Mar '17

Provided by: pricefinder

## COMPARABLE PROPERTIES



**12 BLANCHE PDE, MOUNT MACEDON, VIC**

2 1 2

Sale Price

**Price Withheld**

Sale Date: 24/04/2017

Distance from Property: 530m



**25 RYANS PDE, MOUNT MACEDON, VIC 3441**

3 2 3

Sale Price

**\$580,000**

Sale Date: 01/12/2016

Distance from Property: 382m



**12 RYANS PDE, MOUNT MACEDON, VIC 3441**

3 3 2

Sale Price

**\$850,002**

Sale Date: 09/11/2016

Distance from Property: 137m



This report has been compiled on 04/05/2017 by Kennedy & Hunt Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.