

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

31 Childers Road Mount Macedon VIC 3441

Indicative selling price

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

Single Price

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Mount Macedon

Period-from

01 Apr 2019

to

31 Mar 2020

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

| | | |
|--|-----------|-----------|
| 13 Ferrier Street Mount Macedon VIC 3441 | \$700,000 | 21-Jun-19 |
| 24 Bent Street Macedon VIC 3440 | \$710,000 | 26-Aug-19 |
| 13 Bent Street Macedon VIC 3440 | \$740,000 | 10-Oct-19 |

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: 09 April 2020



13 Ferrier Street Mount Macedon VIC 3441

2 1 2

Sold Price

\$700,000

Sold Date

21-Jun-19

Distance

0.2km



24 Bent Street Macedon VIC 3440

3 1 2

Sold Price

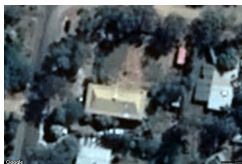
\$710,000

Sold Date

26-Aug-19

Distance

1.62km



13 Bent Street Macedon VIC 3440

4 2 1

Sold Price

\$740,000

Sold Date

10-Oct-19

Distance

1.64km



24 Bruce Street Macedon VIC 3440

5 2 4

Sold Price

\$950,000

Sold Date

04-Jul-19

Distance

1.76km



41 McBean Avenue Macedon VIC 3440

4 1 2

Sold Price

\$850,000

Sold Date

03-Jun-19

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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