

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

33 Blanche Parade 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

\$820,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,057,875

Property type

House

Suburb

Mount Macedon

Period-from

01 Sep 2019

to

31 Aug 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

| | | |
|--|-------------|-----------|
| 21 Mabel Crescent Mount Macedon VIC 3441 | \$985,000 | 16-May-19 |
| 169 Waterfalls Road Mount Macedon VIC 3441 | \$1,175,000 | 07-Sep-20 |
| 100 Douglas Road Mount Macedon VIC 3441 | \$765,000 | 06-Jul-20 |

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: 16 September 2020


**21 Mabel Crescent Mount Macedon
VIC 3441**
 4  2  2

Sold Price

\$985,000

Sold Date

16-May-19

Distance

0.16km

**169 Waterfalls Road Mount
Macedon VIC 3441**
 3  2  1

Sold Price

^{RS} **\$1,175,000** ^{UN}

Sold Date

07-Sep-20

Distance

0.58km

**100 Douglas Road Mount Macedon
VIC 3441**
 3  2  1

Sold Price

\$765,000

Sold Date

06-Jul-20

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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