

# 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 63 Douglas Road, Mount Macedon, VIC 3441

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range \$1,600,000 & \$1,750,000

### Median sale price

Median price \$1,290,000 Property Type House Suburb Mount Macedon (3441)

Period - From 30/06/2022 to 30/06/2023 Source REIV

### Comparable property sales

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: 03/10/2023