

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

155 BROUGHAM 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

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,446,000

Property type

House

Suburb

Mount Macedon

Period-from

01 Feb 2023

to

31 Jan 2024

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

103 SMITH STREET MACEDON VIC 3440	\$1,450,000	19-May-23
98 CARRINGTON STREET MACEDON VIC 3440	\$690,000	16-Nov-23
981 GAP ROAD CHEROKEE VIC 3434	\$700,000	21-Nov-22

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: 01 February 2024


103 SMITH STREET MACEDON VIC 3440

Sold Price

\$1,450,000

Sold Date

19-May-23
 2

 1

 4

Distance

2.79km

**98 CARRINGTON STREET
MACEDON VIC 3440**

Sold Price

\$690,000

Sold Date

16-Nov-23
 2

 1

 2

Distance

2.6km

981 GAP ROAD CHEROKEE VIC 3434

Sold Price

\$700,000

Sold Date

21-Nov-22
 2

 1

 2

Distance

4.42km
RS = Recent sale

UN = Undisclosed Sale

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