# 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

49 Victoria Street Macedon VIC 3440

### Indicative selling price

Period-from

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

Single Price		or rang betwee	3930 000	&	\$1,040,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,075,000	Property type	House	Suburb	Macedon				

30 Nov 2021

### Comparable property sales (\*Delete A or B below as applicable)

01 Dec 2020

**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.

to

Address of comparable property	Price	Date of sale	
12 Bent Street Macedon VIC 3440	\$920,000	07-Oct-21	
2 Centenary Avenue Macedon VIC 3440	\$1,075,000	15-Jul-21	
12 Blanche Parade Mount Macedon VIC 3441	\$990,000	09-Nov-21	

#### 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: 08 December 2021

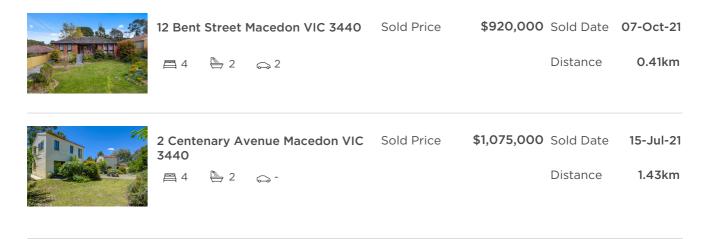
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12 Blanche Parade Mount Macedon VIC 3441	Sold Price	<sup>RS</sup> \$990,000	Sold Date	09-Nov-21
🚍 2 🖕 1 🞧 1			Distance	2.5km

#### RS = Recent sale UN = Undisclosed Sale

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