

# 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 or  
locality and postcode

8 Zig Zag Road, Mount Macedon Vic 3441

### Indicative selling price

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

Single price \$1,375,000

### Median sale price

Median price \$1,227,500

Property Type House

Suburb Mount Macedon

Period - From 14/10/2023

to 13/10/2024

Source REIV

### 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
1	10 Cheniston Rd MOUNT MACEDON 3441	\$1,330,000	26/01/2024
2	16 Clarke St MOUNT MACEDON 3441	\$1,250,000	04/12/2023
3	6 Emerald Av MACEDON 3440	\$1,375,000	20/05/2023

**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:

14/10/2024 15:34