

# 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 964 Mount Macedon Road, Mount Macedon, Victoria, 3441

### Indicative selling price

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

Single price \$ or range between \$995,000 & \$1,090,000

### Median sale price

Median price \$885,000 Property type House Suburb Mount Macedon

Period - From 16/10/2018 to 16/10/2019 Source pricefinder.com.au

### Comparable property sales

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
1 791 Mount Macedon Road, Mount Macedon	\$1,035,000	29/05/2019
2 7 Brookes Crescent, Macedon	\$ 1,235,000	09/02/2019
3 31 Nursery Road, Macedon	\$1,100,000	31/05/2019

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<sup>th</sup> October, 2019