Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 30 Walgood Grove, Macedon Vic 3440

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$1,190,000		&		\$1,240,000			
Median sale p	rice							
Median price	\$825,000	Pro	operty Type	Hou	se		Suburb	Macedon
Period - From	15/06/2019	to	14/06/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Church St MACEDON 3440	\$1,400,000	12/03/2020
2	141 Brougham Rd MOUNT MACEDON 3441	\$1,350,000	14/01/2020
3	2 Rowan Dr MACEDON 3440	\$1,160,000	06/04/2020

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:

15/06/2020 12:47



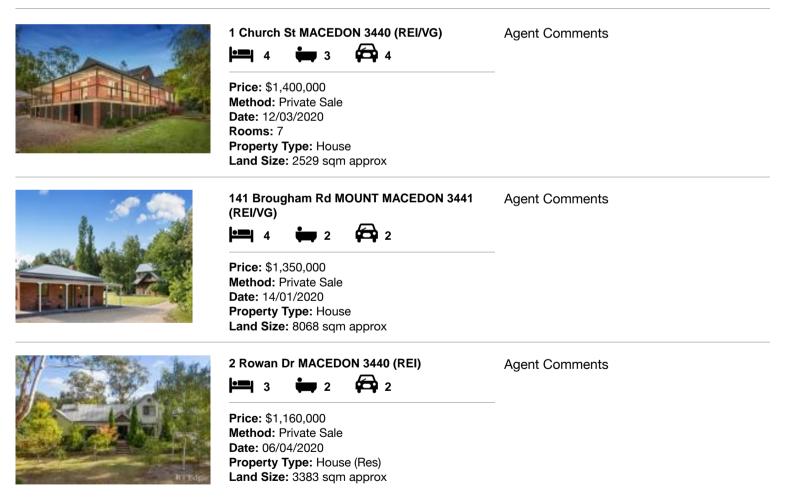






Property Type: House **Land Size:** 12451.253 sqm approx Agent Comments Indicative Selling Price \$1,190,000 - \$1,240,000 Median House Price 15/06/2019 - 14/06/2020: \$825,000

Comparable Properties



Account - Gisborne RE | P: 03 5428 8895 | F: 03 54 288864



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.