

# 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

30 Walgood Grove, Macedon Vic 3440

### Indicative selling price

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

Range between \$1,190,000

&

\$1,240,000

### Median sale price

Median price \$825,000

Property Type House

Suburb Macedon

Period - From 15/06/2019

to

14/06/2020

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	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



 3  - 

**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



**1 Church St MACEDON 3440 (REI/VG)**

Agent Comments

 4  3  4

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 12/03/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 2529 sqm approx



**141 Brougham Rd MOUNT MACEDON 3441 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 14/01/2020

**Property Type:** House

**Land Size:** 8068 sqm approx



**2 Rowan Dr MACEDON 3440 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 06/04/2020

**Property Type:** House (Res)

**Land Size:** 3383 sqm approx