# 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



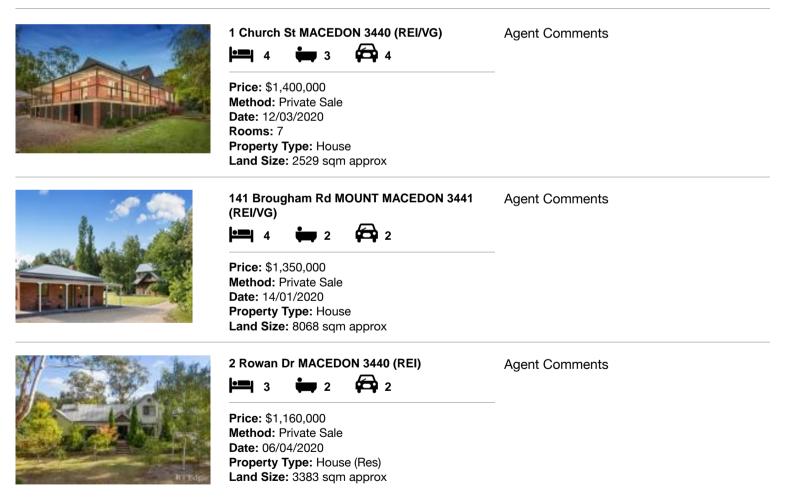






**Property Type:** House **Land Size:** 12451.253 sqm approx Agent Comments Indicative Selling Price \$1,190,000 - \$1,240,000 Median House Price 15/06/2019 - 14/06/2020: \$825,000

# **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.