

## STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

**30 Pinchoff Lane, Mount Macedon 3441**

Indicative Selling Price: \$2,675,000  
for the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Median Sale Price: \$1,600,000

Property Type: House

Suburb: Mount Macedon

Source: APM Pricefinder



Period from : 01/08/2021 to 31/07/2022

Address of Comparable Property Sales:	Price	Date of Sale
---------------------------------------	-------	--------------

The agent reasonably believes that fewer than three truly comparable properties  
have been sold during the prescribed period

*This Statement of Information was prepared on:* 15/08/2022

Jason Kennedy | 0417 383 235 | [jason@kennedyandhunt.com.au](mailto:jason@kennedyandhunt.com.au)

*Whilst all property information is provided in good faith, it is derived from a number of sources  
and is subject to change. All figures and dimensions are estimates.*

*Potential purchasers to complete appropriate due diligence and verify all information.*

*Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.*