

Statement of Information

Single residential property located outside the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb or
locality and postcode

169 Waterfalls Road, Mount Macedon

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,200,000

or range between

&

Median sale price

Median price \$1,080,000

Property type

House

Suburb

Mount Macedon

Period - From 1 Jun 2019

to

01 Jun 2020

Source

Real Estate.com

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 14 Clarke Street, Mount Macedon, Vic 3441	\$1,080,000	12/02/2020
2 942 Mount Macedon Road, Mount Macedon	\$900,000	20/03/2020
3 4 Green Avenue, Mount Macedon	\$940,000	13/08/2019

This Statement of Information was prepared on: 16/6/2020