



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

81 Margaret Street, Macedon

Indicative selling price

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

Single price \$990,000

or range between \$*

&

\$

Median sale price

Median price \$957,500

Property type House

Suburb Macedon

Period - From 1 Sep 2018

to

27 Sep 2019

Source Real Estate.com

Comparable property sales

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
18 Nicholls Street, Macedon	\$900,000	6/9/19
2 24 Bruce Street, Macedon	\$950,000	23/7/19
3 5 Bruce Street, Macedon	\$990,000	20/11/18

This Statement of Information was prepared on: 15/10/19