

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 and
postcode

49 Manorina Way Macedon VIC 3440

Indicative selling price

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

Single Price

or range
between

\$2,900,000

&

\$3,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,105,000

Property type

House

Suburb

Macedon

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

10 Syndicate Road Mount Macedon VIC 3441	\$3,500,000	05-Dec-20
659 Mount Macedon Road Mount Macedon VIC 3441	\$3,600,000	26-Jun-21
41 Childers Road Mount Macedon VIC 3441	\$3,500,000	28-May-21

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: 21 January 2022



**10 Syndicate Road Mount Macedon
VIC 3441**

 5  5  2

Sold Price

\$3,500,000

Sold Date

05-Dec-20

Distance

0.82km



**659 Mount Macedon Road Mount
Macedon VIC 3441**

 4  2  4

Sold Price

\$3,600,000

Sold Date

26-Jun-21

Distance

2.12km



**41 Childers Road Mount Macedon
VIC 3441**

 4  2  4

Sold Price

\$3,500,000

Sold Date

28-May-21

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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