

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

15 King Street Mount Macedon VIC 3441

Indicative selling price

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

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Mount Macedon

Period-from

01 Oct 2020

to

30 Sep 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

11 Brookes Crescent Macedon VIC 3440	\$1,200,000	13-Oct-21
24 Ferrier Street Mount Macedon VIC 3441	\$1,575,000	11-May-21
17 Manlangi Court Macedon VIC 3440	\$1,160,000	29-Sep-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: 26 October 2021

Brad Best

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**11 Brookes Crescent Macedon VIC 3440** 4  2  2

Sold Price

^{RS} **\$1,200,000**

Sold Date

13-Oct-21

Distance

0.32km**24 Ferrier Street Mount Macedon VIC 3441** 3  1  5

Sold Price

\$1,575,000

Sold Date

11-May-21

Distance

0.36km**17 Manlangi Court Macedon VIC 3440** 3  1  2

Sold Price

^{RS} **\$1,160,000**

Sold Date

29-Sep-21

Distance

0.64km**59 Margaret Street Macedon VIC 3440** 4  2  2

Sold Price

^{RS} **\$1,100,000**

Sold Date

12-Oct-21

Distance

1.03km**17 Bruce Street Macedon VIC 3440** 4  2  2

Sold Price

\$1,260,000

Sold Date

29-Jun-21

Distance

1.29km**12 Bent Street Macedon VIC 3440** 4  2  2

Sold Price

^{RS} **\$920,000**

Sold Date

13-Oct-21

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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**82 McBean Avenue Macedon VIC 3440** 3  2  3

Sold Price

\$1,050,000

Sold Date

22-Apr-21

Distance

1.36km**18 Salisbury Road Mount Macedon VIC 3441** 3  2  2

Sold Price

\$1,100,000

Sold Date

29-Jul-21

Distance

1.43km**62 Greene Street Macedon VIC 3440** 3  2  5

Sold Price

\$1,110,000

Sold Date

14-May-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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