

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

18 KEATING STREET 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

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Macedon

Period-from

01 Sep 2023

to

31 Aug 2024

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

20 BENT STREET MACEDON VIC 3440	\$750,000	30-Apr-24
42 MARGARET STREET MACEDON VIC 3440	\$750,000	15-Aug-23
155 BROUGHAM ROAD MOUNT MACEDON VIC 3441	\$725,000	08-Mar-24

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: 10 September 2024



20 BENT STREET MACEDON VIC 3440

Sold Price

\$750,000

Sold Date

30-Apr-24

 2  1  1

Distance

0.27km



42 MARGARET STREET MACEDON VIC 3440

Sold Price

Sold Date

15-Aug-23

 3  1  1

Distance

0.43km



155 BROUGHAM ROAD MOUNT MACEDON VIC 3441

Sold Price

\$725,000

Sold Date

08-Mar-24

 3  1  2

Distance

2.79km

RS = Recent sale

UN = Undisclosed Sale

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