

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

12 Centenary Avenue, 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 \$740,000 & \$780,000

Median sale price

Median price \$950,000 Property type House Suburb MACEDON

Period - From 1 Oct 18 to 30 Sep 19 Source Pricefinder

Comparable property sales

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. 24 Bent Street, Macedon	\$710,000	09 Oct 2019
2. 13 Bent Street, Macedon	\$740,000	21 Oct 2019
3. 81 Greene St, Macedon	\$800,000	13 Sep 2018

This Statement of Information was prepared on: 23 October 2019