

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

396 BLACK FOREST DRIVE 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

House

Suburb

Macedon

Period-from

01 Dec 2021

to

30 Nov 2022

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

196 BLACK FOREST DRIVE MACEDON VIC 3440	\$1,700,000	29-Aug-22
171 FORBES ROAD MACEDON VIC 3440	\$1,460,000	10-Nov-21
108 NORTON ROAD MACEDON VIC 3440	\$2,055,000	30-Nov-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: 08 December 2022

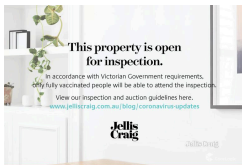

**196 BLACK FOREST DRIVE
MACEDON VIC 3440**
 3  2  2

Sold Price ^{RS} **\$1,700,000** Sold Date **29-Aug-22**

Distance **1.92km**

**171 FORBES ROAD MACEDON VIC
3440**
 3  2  3

Sold Price **\$1,460,000** Sold Date **10-Nov-21**

Distance **2.96km**

**108 NORTON ROAD MACEDON VIC
3440**
 4  3  2

Sold Price **\$2,055,000** Sold Date **30-Nov-21**

Distance **2.58km**
RS = Recent sale

UN = Undisclosed Sale

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