

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 52 Marshall Avenue, Macedon, Victoria, 3440

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$795,000 & \$870,000

Median sale price

Median price \$950,000

Property type House

Suburb Macedon

Period - From November, 2018

to

November, 2019

Source pricefinder.com.au

Comparable property sales

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 41 McBean Avenue, Macedon	\$850,000	03/06/2019
2 48 Grandview Avenue, Macedon	\$810,000	12/04/2019
3 44 Marshall Avenue, Macedon	\$950,000	04/04/2019

This Statement of Information was prepared on: Friday 29th November, 2019