



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

13 Bent Street, Macedon VIC 3440

Indicative selling price

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

Price Range:

\$700,000 - \$745,000

Median sale price

Median price

\$912,500

Property type

House

Suburb

Macedon

Period

1 July 2018 - 30 June 2019

Source

Pricefinder

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 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	11/09/2019
2. 54 Railway Place, Macedon	\$835,000	27/06/2019
3. 1 Barkley Avenue, Mount Macedon	\$775,000	13/10/2018

This Statement of Information was prepared on: 26-Sep-19