

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

3 PHALEMPHIN ROAD MOUNT MACEDON VIC 3441

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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,345,000

Property type

House

Suburb

Mount Macedon

Period-from

01 Mar 2021

to

28 Feb 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

| | | |
|--|-------------|-----------|
| 31 RYANS PARADE MOUNT MACEDON VIC 3441 | \$1,600,000 | 25-Jan-22 |
| 43 FERRIER STREET MOUNT MACEDON VIC 3441 | \$1,570,000 | 24-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: 11 March 2022



**31 RYANS PARADE MOUNT
MACEDON VIC 3441**

 3  2  4

Sold Price ^{RS} **\$1,600,000** ^{UN} Sold Date **25-Jan-22**

Distance **0.78km**



**43 FERRIER STREET MOUNT
MACEDON VIC 3441**

 4  2  2

Sold Price **\$1,570,000** Sold Date **24-Nov-21**

Distance **1.74km**

RS = Recent sale **UN** = Undisclosed Sale

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