

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

24 MANORINA WAY 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

\$4,500,000

&

\$4,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

House

Suburb

Macedon

Period-from

01 Mar 2024

to

28 Feb 2025

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

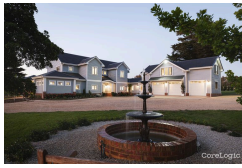
Date of sale

1009 KILMORE ROAD RIDDELLS CREEK VIC 3431	\$4,900,000	27-May-24
912-914 MOUNT MACEDON ROAD MOUNT MACEDON VIC 3441	\$3,000,000	20-Apr-24
210 MCGREGOR ROAD GISBORNE VIC 3437	\$3,300,000	08-May-23

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: 31 March 2025



**1009 KILMORE ROAD RIDDELLS
CREEK VIC 3431**

 3  4  10

Sold Price

\$4,900,000

Sold Date

27-May-24

Distance

9.48km



**912-914 MOUNT MACEDON ROAD
MOUNT MACEDON VIC 3441**

 3  3  6

Sold Price

\$3,000,000

Sold Date

20-Apr-24

Distance

4.44km



**210 MCGREGOR ROAD GISBORNE
VIC 3437**

 4  2  7

Sold Price

\$3,300,000

Sold Date

08-May-23

Distance

9.85km

RS = Recent sale

UN = Undisclosed Sale

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