

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

38 SYNDICATE 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

\$9,500,000

&

\$9,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,475,049

Property type

Farm

Suburb

Mount Macedon

Period-from

01 Oct 2021

to

30 Sep 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

27 HEDDERWICK LANE MACEDON VIC 3440	\$6,000,000	29-Dec-21
335 COLWELLS ROAD HESKET VIC 3442	\$8,800,000	02-Dec-21
103 CHAMBERS ROAD ASHBOURNE VIC 3442	\$7,100,000	29-Mar-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: 18 October 2022



**27 HEDDERWICK LANE MACEDON
VIC 3440**

Sold Price

\$6,000,000

Sold Date

29-Dec-21



4



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-

Distance

1.01km



**335 COLWELLS ROAD HESKET VIC
3442**

Sold Price

\$8,800,000

Sold Date

02-Dec-21



5



3



5

Distance

9.48km



**103 CHAMBERS ROAD
ASHBOURNE VIC 3442**

Sold Price

\$7,100,000

Sold Date

29-Mar-21



4



3



4

Distance

11.21km

RS = Recent sale

UN = Undisclosed Sale

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