

## STATEMENT OF INFORMATION

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

18 Douglas Road, Mount Macedon

#### Indicative selling price For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,250,000

or range between

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&

\$

#### Median sale price

Median price

\$750,000

\*House

x

\*Unit

Suburb  
or locality

Mt Macedon

Period - From

1/10/14

to

30/10/17

Source

RP Data

#### Comparable property sales

These are 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 |
|--------------------------------------|-------------|--------------|
| 1 720 Mt Macedon Road, Mount Macedon | \$1,200,000 | Jan 2017     |
| 2 2 Anzac Road, Mt Macedon           | \$900,000   | Oct 2017     |
| 3 13 Blanche Parade, Mount Macedon   | \$810,000   | 2017         |