

## STATEMENT OF INFORMATION

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

#### Property offered for sale

1 Pinchoff Lane, Mt Macedon, 3441

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

Single price

\$1,800,000

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 9 Cheniston Road, Mount Macedon	\$1,720,000	Jul 2017
3 640 Mt Macedon Road, Mount Macedon	\$3,250,000	Oct 2017