

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Childers Road, Mt Macedon

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

&

Median sale price

Median price

*House

*Unit

Suburb
or locality

Period - From

to

Source

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. 37 Douglas Road, Mt Macedon (1 acre approx.) | \$1,270,000 | April 2018 |
| 2. 77 Douglas Road, Mt Macedon (1 acre approx.) | \$1,700,000 | April 2018 |
| 3. 640 Mt Macedon Road, Mount Macedon (9 acres approx.) | \$3,250,000 | Oct 2017 |