

Lindsay Hill Real Estate Pty Ltd

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## 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 prid	се		or range betw	veen	\$1,700,000		&	\$1,750,000	
Median sale price									
Median prid	rice \$990,000 *House X *Unit					Suburb or locality	Suburb or locality Mt Macedon		
Period - Fro	om 30/06/17 to 30/06/2018 Source					RealEstate.com.au			
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.)

Oct 2017

\$3,250,000