



## 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 or locality and postcode

|                                    |
|------------------------------------|
| 169 Waterfalls Road, Mount Macedon |
|------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price 

|             |
|-------------|
| \$1,200,000 |
|-------------|

 or range between 

|  |
|--|
|  |
|--|

 & 

|  |
|--|
|  |
|--|

### Median sale price

Median price 

|             |
|-------------|
| \$1,080,000 |
|-------------|

 Property type 

|       |
|-------|
| House |
|-------|

 Suburb 

|               |
|---------------|
| Mount Macedon |
|---------------|

Period - From 

|            |
|------------|
| 1 Jun 2019 |
|------------|

 to 

|             |
|-------------|
| 01 Jun 2020 |
|-------------|

 Source 

|                 |
|-----------------|
| Real Estate.com |
|-----------------|

### 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 |
|---|-------------|--------------|
| 1 14 Clarke Street, Mount Macedon, Vic 3441 | \$1,080,000 | 12/02/2020   |
| 2 942 Mount Macedon Road, Mount Macedon     | \$900,000   | 20/03/2020   |
| 3 4 Green Avenue, Mount Macedon             | \$940,000   | 13/08/2019   |

This Statement of Information was prepared on: 

|           |
|-----------|
| 16/6/2020 |
|-----------|