

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

12 Manlangi Court, Macedon, VIC, 3440

Indicative selling price

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

or range between \$835,000 & \$895,000

Median sale price

Median price \$950,000 Property type House Suburb Macedon

Period - From July 18 to June 19 Source Pricefinder

Comparable property sales

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
54 Railway Parade, Macedon, VIC, 3440	\$835,000	27/06/19
26 Centenary Avenue, Macedon, VIC, 3440	\$950,000	20/06/19
44 Marshall Avenue, Macedon, VIC, 3440	\$950,000	04/04/19

This Statement of Information was prepared on: 20/08/19