

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

30 Walgood Grove, Macedon Vic 3440

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$900,000 Property Type House Suburb Macedon

Period - From 14/01/2019 to 13/01/2020 Source REIV

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	17 Dixon Rd MACEDON 3440	\$1,300,000	31/10/2018
2	57 Shannon Ct WOODEND 3442	\$1,215,000	09/12/2019
3	13 Bellhouse St MACEDON 3440	\$1,170,000	16/11/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

14/01/2020 14:43



Property Type: House
Land Size: 12488 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
14/01/2019 - 13/01/2020: \$900,000

Comparable Properties

17 Dixon Rd MACEDON 3440 (VG)

Agent Comments



Price: \$1,300,000
Method: Sale
Date: 31/10/2018
Property Type: House (Res)
Land Size: 4 sqm approx

57 Shannon Ct WOODEND 3442 (REI)

Agent Comments



Price: \$1,215,000
Method: Private Sale
Date: 09/12/2019
Rooms: 7
Property Type: House (Res)
Land Size: 16100 sqm approx



13 Bellhouse St MACEDON 3440 (REI)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 5382 sqm approx