

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 41 Childers Road, Mount Macedon Vic 3441
Including suburb or locality and postcode

Indicative selling price

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

Single price \$3,750,000

Median sale price

Median price \$895,000 Property Type House Suburb Mount Macedon

Period - From 22/01/2019 to 21/01/2020 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 eighteen 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	503 Mount Macedon Rd, Mount Macedon, Vic 3441, Australia	\$3,900,000	11/10/2018
2	360 Hamilton Rd, New Gisborne, Vic 3438, Australia	\$3,810,000	13/09/2018
3			

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 eighteen months.

This Statement of Information was prepared on: 22/01/2020 13:54



4 2

Property Type: House (Res)
Land Size: 5398 sqm approx
Agent Comments

Indicative Selling Price

\$3,750,000

Median House Price

22/01/2019 - 21/01/2020: \$895,000

Comparable Properties

503 Mount Macedon Rd, Mount Macedon, Vic 3441, Australia (REI) **Agent Comments**

- - -

Price: \$3,900,000

Method:

Date: 11/10/2018

Property Type: House

360 Hamilton Rd, New Gisborne, Vic 3438, Australia (REI) **Agent Comments**

- - -

Price: \$3,810,000

Method:

Date: 13/09/2018

Property Type: House

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 eighteen months.