



Statement of Information
**Single residential property located outside the
Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

96 Brougham Road, Mount Macedon VIC 3441

Indicative selling price

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

Single price

or range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$990,000

House

X

Unit

Suburb
or locality

MOUNT MACEDON

Period - From

July '17

to

July '18

Source

realestate.com.au

Comparable property sales

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. 564 Mount Macedon Road, Mount Macedon	\$2,580,000.00	Nov 2017
2. 847 Mt Macedon Road, Mt Macedon	\$2,750,000.00	Feb 2018