

## STATEMENT OF INFORMATION Section 47AF of the Estate Agents Act 1980

### Property offered for sale

39 Syndicate Road, Mount Macedon

### Indicative selling price – For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,550,000

or range between \$\*

&

\$

### Median sale price

Median price \$750,000

\*House x

\*Unit

Suburb  
or locality Mt Macedon

Period - From 1/10/14

to 30/10/17

Source RP Data

### Comparable property sales

These are 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
1 720 Mt Macedon Road, Mount Macedon	\$1,200,000	Jan 2017
2 9 Cheniston Road, Mount Macedon	\$1,720,000	Jul 2017
3 640 Mt Macedon Road, Mount Macedon	\$3,250,000	Oct 2017