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	9 Barkly Avenue, Mount Macedon, Victoria, 3441

Indicative selling price

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

Single price	$	or range between	$1,450,000	&	$1,595,000

Median sale price

Median price	$1,155,000	Property type	*House*	Suburb	Mount Macedon
Period - From	February 2021	to	February 2022	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 41 Bruce Street, Macedon	$1,325,000	02/10/2021
2 18 Salisbury Road, Mount Macedon	$1,100,000	01/07/2021
3 15 King Street, Mount Macedon	$1,250,000	30/11/2021

This Statement of Information was prepared on: Monday 7th February,2022