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	14 Mabel Crescent, Mount Macedon

Indicative selling price

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

or range between	$ 1,550,000	&	$1,650,000

Median sale price

Median price	$1,335,000	Property type	House	Suburb	Mount Macedon
Period - From	01.09.2020	to	30.09.2021	Source	PriceFinder

Comparable property sales

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. 19 Ryans Parade, Mount Macedon VIC 3441	$1,700,000	05-Apr-2021
2. 24 Ferrier Street, Mount Macedon VIC 3441	$1,575,000	11-May-2021
3. 970 Mount Macedon Road, Mount Macedon VIC 3441	$1,540,000	19-Aug-2021

This Statement of Information was prepared on: 03-Nov-2021