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	12 MABEL CRESCENT MOUNT MACEDON VIC 34441

Indicative selling price

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

Single price		or range between	$950,000	&	$997,000

Median sale price

Median price	$1,330,000	Property type	*HOUSE*	Suburb	MOUNT MACEDON

Period - From	17/07//2023	to	27/07//24	Source	PRICEFINDER.COM

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
No comparables		

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 18 months.

This Statement of Information was prepared on: 17TH JULY 2024