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 and postcode

35 ANZAC ROAD MOUNT MACEDON VIC 3441

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$1,550,000	or range between		&	
Median sale price					
(*Delete house or unit as app	plicable)				
Median Price	\$1 102 500	Property type	House	Suburb	Mount Macedon

30 Nov 2024

Comparable property sales (*Delete A or B below as applicable)

01 Dec 2023

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.

to

Address of comparable property	Price	Date of sale	
142 BROUGHAM ROAD MOUNT MACEDON VIC 3441	\$1,800,000	10-Oct-23	
12-16 LANSDOWNE STREET MACEDON VIC 3440	\$1,500,000	26-Mar-24	
5 PHALEMPHIN ROAD MOUNT MACEDON VIC 3441	\$1,285,000	26-Jun-23	

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.

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Source



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Lisa Fowler M 0418557222 E Lisa@mtmr.com.au

142 BROUGHAM ROAD MOUNT MACEDON VIC 3441	Sold Price	\$1,800,000	Sold Date Distance	10-Oct-23 1.32km
12-16 LANSDOWNE STREET MACEDON VIC 3440 ☐ 4	Sold Price	\$1,500,000	Sold Date Distance	26-Mar-24 3.84km
5 PHALEMPHIN ROAD MOUNT MACEDON VIC 3441 \square 3 \blacktriangleright 2 \bigcirc 2	Sold Price	\$1,285,000	Sold Date Distance	26-Jun-23 0.93km

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RS = Recent sale UN = Undisclosed Sale

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