

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

23 RYANS PARADE MOUNT MACEDON VIC 3441

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Mount Macedon

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

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

161 WATERFALLS ROAD MOUNT MACEDON VIC 3441	\$1,050,000	11-May-22
530 MOUNT MACEDON ROAD MOUNT MACEDON VIC 3441	\$1,070,000	24-Jun-22
54 WATERFALLS ROAD MOUNT MACEDON VIC 3441	\$980,000	21-Jan-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.~~

This Statement of Information was prepared on: 01 November 2023


**161 WATERFALLS ROAD MOUNT
MACEDON VIC 3441**
 3  1  1

Sold Price **\$1,050,000** Sold Date **11-May-22**

Distance **0.75km**

**530 MOUNT MACEDON ROAD
MOUNT MACEDON VIC 3441**
 4  2  2

Sold Price **\$1,070,000** Sold Date **24-Jun-22**

Distance **1.63km**

**54 WATERFALLS ROAD MOUNT
MACEDON VIC 3441**
 4  2  -

Sold Price **\$980,000** Sold Date **21-Jan-23**

Distance **1.78km**

**76 BENT STREET MACEDON VIC
3440**
 3  2  2

Sold Price **\$927,000** Sold Date **16-Aug-23**

Distance **2.05km**

RS = Recent sale

UN = Undisclosed Sale

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