Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	32 Chevannes Street, Macedon Vic 3440
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$850,000	&	\$870,000

Median sale price

Median price	\$1,000,000	Pro	perty Type	House		Suburb	Macedon
Period - From	22/12/2019	to	21/12/2020		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	12 Vice Regal Av MACEDON 3440	\$1,050,000	29/08/2020
2	7 Craven St MACEDON 3440	\$1,000,000	12/08/2020
3	37 Ferrier St MOUNT MACEDON 3441	\$965,000	29/08/2020

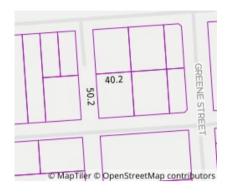
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	22/12/2020 11:24









Property Type: House (Res) Land Size: 1953 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$870,000 **Median House Price** 22/12/2019 - 21/12/2020: \$1,000,000

Comparable Properties

12 Vice Regal Av MACEDON 3440 (VG)





Price: \$1,050,000 Method: Sale Date: 29/08/2020

Property Type: House (Res) Land Size: 2100 sqm approx

7 Craven St MACEDON 3440 (VG)

= 5





Price: \$1,000,000 Method: Sale Date: 12/08/2020

Property Type: House (Res) Land Size: 3000 sqm approx

37 Ferrier St MOUNT MACEDON 3441 (VG)

= 5





Price: \$965,000 Method: Sale Date: 29/08/2020

Property Type: House (Res) Land Size: 2747 sqm approx

Account - Gisborne RE | P: 03 5428 8895 | F: 03 54 288864





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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