

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

32 Chevannes Street, Macedon Vic 3440

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 Property 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	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 comparable properties 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



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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)

Agent Comments

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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)

Agent Comments

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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)

Agent Comments

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Price: \$965,000
Method: Sale
Date: 29/08/2020
Property Type: House (Res)
Land Size: 2747 sqm approx