

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Chapman Street, Macleod Vic 3085

Indicative selling price

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

Single price

\$815,000

Median sale price

Median price

\$921,250

House

X

Unit

Suburb

Macleod

Period - From

01/07/2017

to

30/06/2018

Source

REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	14 Fernley Av MACLEOD 3085	\$800,000	24/03/2018
2	25 May St MACLEOD 3085	\$820,000	08/03/2018
3	1/37 Argyle St MACLEOD 3085	\$831,000	08/03/2018

OR

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



3 2 1

Rooms:
Property Type: House (Res)
Land Size: 434 sqm approx
Agent Comments

Indicative Selling Price
\$815,000
Median House Price
Year ending June 2018: \$921,250

Comparable Properties



14 Fernley Av MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$800,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 5
Property Type: House (Res)



25 May St MACLEOD 3085 (REI)

Agent Comments

3 1 1

Price: \$820,000
Method: Private Sale
Date: 08/03/2018
Rooms: 4
Property Type: House
Land Size: 368 sqm approx



1/37 Argyle St MACLEOD 3085 (REI)

Agent Comments

3 1 2

Price: \$831,000
Method: Private Sale
Date: 08/03/2018
Rooms: 4
Property Type: Unit