

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

15 CHEVANNES STREET MACEDON VIC 3440

Indicative selling price

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

Single Price

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,073,185

Property type

House

Suburb

Macedon

Period-from

01 Feb 2022

to

31 Jan 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

4 CHURCH STREET MACEDON VIC 3440	\$2,475,000	06-May-22
43 FERRIER STREET MOUNT MACEDON VIC 3441	\$1,570,000	24-Nov-21
4 HOTHAM AVENUE MOUNT MACEDON VIC 3441	\$1,730,000	08-Sep-22

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: 21 February 2023


4 CHURCH STREET MACEDON VIC 3440

Sold Price

\$2,475,000

Sold Date

06-May-22


4



2



4

Distance

0.67km

43 FERRIER STREET MOUNT MACEDON VIC 3441

Sold Price

\$1,570,000

Sold Date

24-Nov-21


4



2



2

Distance

2.01km

4 HOTHAM AVENUE MOUNT MACEDON VIC 3441

Sold Price

\$1,730,000

Sold Date

08-Sep-22


4



3



-

Distance

2.24km

RS = Recent sale

UN = Undisclosed Sale

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