

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

43 Chapman Street, Macleod Vic 3085

Indicative selling price

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

Range between \$1,400,000 & \$1,470,000

Median sale price

Median price \$1,221,500 Property Type House Suburb Macleod

Period - From 01/10/2024 to 31/12/2024 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	24 Jacka St MACLEOD 3085	\$1,482,000	30/11/2024
2	47 May St MACLEOD 3085	\$1,530,000	30/11/2024
3	28 Joynt St MACLEOD 3085	\$1,366,000	19/10/2024

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.~~

This Statement of Information was prepared on:

24/01/2025 12:33

43 Chapman Street, Macleod Vic 3085



 3  1  0

Rooms: 5
Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,470,000
Median House Price
December quarter 2024: \$1,221,500

Comparable Properties



24 Jacka St MACLEOD 3085 (REI)

 5  1  4

Price: \$1,482,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 1072 sqm approx

Agent Comments
larger land and home



47 May St MACLEOD 3085 (REI)

 4  2  2

Price: \$1,530,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments
larger home

28 Joynt St MACLEOD 3085 (REI)

 3  2  2

Price: \$1,366,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 1046 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94598111



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