

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

32 CHAPMAN STREET MACLEOD VIC 3085

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,191,500

Property type

House

Suburb

Macleod

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

19 CHAPMAN STREET MACLEOD VIC 3085	\$1,100,000	24-Feb-24
50 ERSKINE ROAD MACLEOD VIC 3085	\$1,070,500	28-Mar-24
80 ERSKINE ROAD MACLEOD VIC 3085	\$1,090,000	15-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 11 April 2025


**19 CHAPMAN STREET MACLEOD
VIC 3085**
 3  1  -

Sold Price

\$1,100,000

Sold Date

24-Feb-24

Distance

0.14km

**50 ERSKINE ROAD MACLEOD VIC
3085**
 3  1  2

Sold Price

\$1,070,500

Sold Date

28-Mar-24

Distance

0.26km

**80 ERSKINE ROAD MACLEOD VIC
3085**
 3  2  3

Sold Price

^{RS} **\$1,090,000**

Sold Date

15-Feb-25

Distance

0.27km
RS = Recent sale

UN = Undisclosed Sale

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