

Statement of Information

Section 47AF of the *Estate Agents Act 1980*



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Property offered for sale

Address
Including suburb
and postcode

21 MACEDON STREET, MARIBYRNONG VIC 3032

Indicative selling price

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

Range between **\$1,100,000** & **\$1,200,000**

Median sale price

Median price **\$1,185,000**

4 Br House

Suburb **Maribyrnong**

Period - From **Oct 2016** to **Oct 2017**

Source **domain.com.au**

Comparable property sales

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
21 Van Ness Avenue, Maribyrnong 3032	\$1,118,000	29/07/2017
51 Pridham Street, Maribyrnong 3032	\$1,300,000	31/08/2017
8 Mitchell Street, Maribyrnong 3032	\$1,340,000	08/07/2017

Statement prepared on 4th October 2017