



# Statement of Information

Section 47AF of the *Estate Agents Act 1980*

## 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](http://consumer.vic.gov.au/underquoting)

Range between **\$1,200,000** & **\$1,300,000**

## 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 15th November 2017