

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 MACEDON STREET, MARIBYRNONG,

2 1 1

Indicative Selling Price

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

Price Range: \$1,400,000 to \$1,500,000

MEDIAN SALE PRICE



MARIBYRNONG, VIC, 3032

Suburb Median Sale Price (House)

\$982,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



32 OAKLAND ST, MARIBYRNONG, VIC 3032

3 2 2

Sale Price

***\$1,400,000**

Sale Date: 24/07/2017

Distance from Property: 1.4km



105 DROOP ST, FOOTSCRAY, VIC 3011

4 2 1

Sale Price

***\$1,450,000**

Sale Date: 14/10/2017

Distance from Property: 1.7km



57 RIVER ST, MARIBYRNONG, VIC 3032

4 2 1

Sale Price

***\$1,500,000**

Sale Date: 19/08/2017

Distance from Property: 110m



This report has been compiled on 17/11/2017 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51 MACEDON STREET, MARIBYRNONG, VIC 3032

Indicative selling price

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

Price Range:

\$1,400,000 to \$1,500,000

Median sale price

Median price

\$982,000

House

X

Unit

Suburb

MARIBYRNONG

Period

01 October 2016 to 30 September 2017

Source



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
32 OAKLAND ST, MARIBYRNONG, VIC 3032	*\$1,400,000	24/07/2017
105 DROOP ST, FOOTSCRAY, VIC 3011	*\$1,450,000	14/10/2017
57 RIVER ST, MARIBYRNONG, VIC 3032	*\$1,500,000	19/08/2017