

# 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

29 Chicago 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)

Single price

\$1,050,000

### Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/10/2019

to

30/09/2020

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	1/46 Macedon St MARIBYRNONG 3032	\$1,090,000	23/06/2020
2	60 Waverley St MOONEE PONDS 3039	\$1,050,000	15/07/2020
3	24 Lennox St MOONEE PONDS 3039	\$1,030,000	06/07/2020

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:

18/10/2020 19:29



**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/46 Macedon St MARIBYRNONG 3032 (REI/VG)**

Agent Comments



**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 23/06/2020

**Rooms:** 6

**Property Type:** Townhouse (Res)



**60 Waverley St MOONEE PONDS 3039 (REI)**

Agent Comments



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 15/07/2020

**Rooms:** 5

**Property Type:** House



**24 Lennox St MOONEE PONDS 3039 (REI/VG)**

Agent Comments



**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 06/07/2020

**Property Type:** House

**Land Size:** 158 sqm approx