Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	29 Chicago Street, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price	\$520,000	Pro	perty Type U	nit		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

7,01	aress of comparable property	1 1100	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



Date of sale

Harcourts

Rata & Co

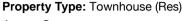
Steven Marino 9436 6888 0434 562 901 steve.marino@rataandco.com.au

> **Indicative Selling Price** \$1,050,000 **Median Unit Price**

Year ending September 2020: \$520,000







Agent Comments



Comparable Properties



1/46 Macedon St MARIBYRNONG 3032

(REI/VG)



Price: \$1,090,000 Method: Private Sale Date: 23/06/2020

Rooms: 6

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Property Type: Townhouse (Res)

Agent Comments



60 Waverley St MOONEE PONDS 3039 (REI)





6

Price: \$1,050,000 Method: Private Sale Date: 15/07/2020 Rooms: 5

Property Type: House

Agent Comments



24 Lennox St MOONEE PONDS 3039 (REI/VG)

Price: \$1,030,000 Method: Private Sale Date: 06/07/2020 Property Type: House Land Size: 158 sqm approx Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



