

# 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

17 Macedon Street, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,205,000

Property Type

House

Suburb

Maribyrnong

Period - From

08/08/2023

to

07/08/2024

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 | 17 Delacey St MAIDSTONE 3012   | \$1,150,000 | 06/07/2024   |
| 2 | 56 Macedon St MARIBYRNONG 3032 | \$1,150,000 | 27/06/2024   |
| 3 | 1 Pridham St MARIBYRNONG 3032  | \$1,300,000 | 12/04/2024   |

**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:

08/08/2024 14:16



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
08/08/2023 - 07/08/2024: \$1,205,000

## Comparable Properties



**17 Delacey St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** House (Res)  
**Land Size:** 758 sqm approx



**56 Macedon St MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 27/06/2024  
**Property Type:** House (Res)



**1 Pridham St MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** House  
**Land Size:** 695 sqm approx