

# 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

1/46 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 \$1,080,000

&

\$1,110,000

### Median sale price

Median price \$1,185,000

Property Type House

Suburb Maribyrnong

Period - From 01/01/2020

to 31/03/2020

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 | 2/42 Walter St ASCOT VALE 3032         | \$1,140,000 | 22/02/2020   |
| 2 | 4/1 River Av ASCOT VALE 3032           | \$1,100,000 | 29/11/2019   |
| 3 | 502/60 Edgewater Blvd MARIBYRNONG 3032 | \$1,050,000 | 28/06/2019   |

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:

12/06/2020 09:18



4 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,080,000 - \$1,110,000

**Median House Price**

March quarter 2020: \$1,185,000

## Comparable Properties

**2/42 Walter St ASCOT VALE 3032 (REI)**

Agent Comments

3 2 2

**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** Townhouse (Res)



**4/1 River Av ASCOT VALE 3032 (REI)**

Agent Comments

4 2 2

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 29/11/2019

**Property Type:** Townhouse (Res)

**502/60 Edgewater Blvd MARIBYRNONG 3032 (REI)**

Agent Comments

3 2 3

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

**Method:** Private Sale

**Date:** 28/06/2019

**Rooms:** 6

**Property Type:** Flat/Unit/Apartment (Res)