

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 32 Macedon Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Maribyrnong

Period - From 01/07/2024 to 30/09/2024 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	21 Maddock St FOOTSCRAY 3011	\$895,000	13/12/2024
2	29 Radio St MAIDSTONE 3012	\$900,000	16/11/2024
3	2/7 Middle Rd MARIBYRNONG 3032	\$850,000	10/10/2024

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: 06/01/2025 14:06



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Property Type: House
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median House Price
September quarter 2024: \$1,220,000

Comparable Properties



21 Maddock St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 3

Price: \$895,000
Method: Private Sale
Date: 13/12/2024
Property Type: House
Land Size: 436 sqm approx



29 Radio St MAIDSTONE 3012 (REI)

Agent Comments

3 1 3

Price: \$900,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 581 sqm approx



2/7 Middle Rd MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$850,000
Method: Sold Before Auction
Date: 10/10/2024
Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9317 5577