

## 2/3 Macedon Street, Maribyrnong Vic 3032



**3 Bed 2 Bath 2 Car**  
**Property Type:** House  
**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 Year ending March 2024:  
 \$1,250,000

## Comparable Properties



**13 Birdwood Street, Maribyrnong 3032 (REI/VG)**  
**3 Bed 3 Bath 2 Car**  
**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 18/12/2023  
**Property Type:** House  
**Land Size:** 330 sqm approx  
**Agent Comments:** Recently renovated larger internal comparable location, comparable land size



**23 Allara Avenue, Maribyrnong 3032 (REI)**  
**4 Bed 3 Bath 2 Car**  
**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 11/05/2024  
**Property Type:** House  
**Agent Comments:** Comparable presentation, comparable location, superior size



**28 Ringtail Circuit, Maidstone 3012 (REI)**  
**4 Bed 2 Bath 2 Car**  
**Price:** \$1,036,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** House (Res)  
**Land Size:** 338 sqm approx  
**Agent Comments:** Comparable size, comparable location, comparable presentation

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

2/3 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 \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$1,250,000 House x Suburb Maribyrnong

Period - From 01/04/2023 to 31/03/2024 Source REIV

#### Comparable property sales

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
13 Birdwood Street, MARIBYRNONG 3032	\$1,100,000	18/12/2023
23 Allara Avenue, MARIBYRNONG 3032	\$1,090,000	11/05/2024
28 Ringtail Circuit, MAIDSTONE 3012	\$1,036,000	27/04/2024

This Statement of Information was prepared on:

23/05/2024 15:40