

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

201/334-336 Gordon Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$440,000 & \$450,000

Median sale price

Median price

\$458,750

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/07/2020

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	Price	Date of sale
1	304/20 Pier La MARIBYRNONG 3032	\$551,500	12/11/2020
2	207/11 Horizon Dr MARIBYRNONG 3032	\$475,000	30/11/2020
3	302/2 La Scala Av MARIBYRNONG 3032	\$465,500	07/10/2020

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:

19/12/2020 15:09



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$440,000 - \$450,000
Median Unit Price
September quarter 2020: \$458,750

Comparable Properties



304/20 Pier La MARIBYRNONG 3032 (REI/VG) Agent Comments



Price: \$551,500
Method: Private Sale
Date: 12/11/2020
Property Type: Apartment



207/11 Horizon Dr MARIBYRNONG 3032 (REI/VG) Agent Comments



Price: \$475,000
Method: Private Sale
Date: 30/11/2020
Rooms: 4
Property Type: Apartment

302/2 La Scala Av MARIBYRNONG 3032 (VG) Agent Comments



Price: \$465,500
Method: Sale
Date: 07/10/2020
Property Type: Strata Unit/Flat