## 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

2 Rafa Court, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$650,000		&		\$700,000				
Median sale price									
Median price	\$692,500	Pro	Property Type		Townhouse		Suburb	Maribyrnong	
Period - From	14/11/2023	to	13/11/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	5/34 Bloomfield Av MARIBYRNONG 3032	\$727,000	04/10/2024
2	13/49 Rosamond Rd MAIDSTONE 3012	\$674,000	16/08/2024
3	16 Parade Sq MARIBYRNONG 3032	\$630,000	13/08/2024

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:

14/11/2024 09:17









**Property Type:** Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median Townhouse Price 14/11/2023 - 13/11/2024: \$692,500

# **Comparable Properties**

5/34 Bloomfield Av MARIBYRNONG 3032 (REI) 2 2 2 2 Price: \$727,000 Method: Sold Before Auction Date: 04/10/2024 Property Type: Townhouse (Res)	Agent Comments
13/49 Rosamond Rd MAIDSTONE 3012 (REI)   1   2 1   Price: \$674,000   Method: Private Sale   Date: 16/08/2024   Property Type: Townhouse (Single)	Agent Comments
16 Parade Sq MARIBYRNONG 3032 (REI)   1   2 1   Price: \$630,000   Method: Private Sale   Date: 13/08/2024   Property Type: Townhouse (Res)	Agent Comments

#### Account - Biggin & Scott | P: 03 9317 5577



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