

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

11/8-10 Clyde Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$412,000

Median sale price

Median price

\$549,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/10/2020

to

30/09/2021

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	302/84 La Scala Av MARIBYRNONG 3032	\$415,000	01/09/2021
2	7/47 Middle Rd MARIBYRNONG 3032	\$411,000	28/05/2021
3	3/30 La Scala Av MARIBYRNONG 3032	\$410,000	13/10/2021

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:

01/11/2021 15:45



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$412,000

Median Unit Price
 Year ending September 2021: \$549,000

Comparable Properties



302/84 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 1 1

Price: \$415,000
Method: Private Sale
Date: 01/09/2021
Property Type: Apartment



7/47 Middle Rd MARIBYRNONG 3032 (REI) **Agent Comments**

2 1 1

Price: \$411,000
Method: Sold Before Auction
Date: 28/05/2021
Property Type: Unit



3/30 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 1 1

Price: \$410,000
Method: Private Sale
Date: 13/10/2021
Rooms: 5
Property Type: Unit