

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/11 Pridham Street, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$809,000	&	\$839,000

Median sale price

Median price	\$1,178,500	Hou	ıse X	Unit		Suburb	Maribyrnong
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	29 Ibis PI MARIBYRNONG 3032	\$841,000	22/05/2018
2	24 Lilardia Av MARIBYRNONG 3032	\$827,000	15/01/2018
3	27 Hillsdale Av MARIBYRNONG 3032	\$825,000	12/04/2018

OR

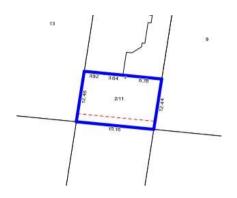
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Property Type: Townhouse (Res) Land Size: 159 sqm approx

Agent Comments

Indicative Selling Price \$809,000 - \$839,000 **Median House Price** Year ending March 2018: \$1,178,500

Comparable Properties

29 Ibis PI MARIBYRNONG 3032 (REI)

= 3

2

6 □ 1

Agent Comments

Price: \$841.000 Method: Auction Sale Date: 22/05/2018

Rooms: -

Property Type: House (Res)



24 Lilardia Av MARIBYRNONG 3032 (REI/VG)

-3

Price: \$827,000 Method: Private Sale Date: 15/01/2018

Rooms: 6

Property Type: Townhouse (Res) Land Size: 203 sqm approx

Agent Comments

27 Hillsdale Av MARIBYRNONG 3032 (REI/VG) Agent Comments

= 3

2



Price: \$825,000 Method: Private Sale Date: 12/04/2018

Rooms: -

Property Type: House (Res) Land Size: 136 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099





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