

## 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 2/11 Pridham 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 \$809,000 & \$839,000

#### Median sale price

Median price \$1,178,500 House 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.

	Address of comparable property	Price	Date of sale
1	29 Ibis PI MARIBYRNONG 3032	\$841,000	22/05/2018
2	24 Lillardia 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.



4   2   2

**Rooms:**

**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)**

**Agent Comments**

3   2   1

**Price:** \$841,000

**Method:** Auction Sale

**Date:** 22/05/2018

**Rooms:** -

**Property Type:** House (Res)



**24 Lillardia Av MARIBYRNONG 3032 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$827,000

**Method:** Private Sale

**Date:** 15/01/2018

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 203 sqm approx

**27 Hillsdale Av MARIBYRNONG 3032 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 12/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 136 sqm approx