# 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

5/26 Middle Road, Maribyrnong Vic 3032

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$620,000		&		\$680,000			
Median sale p	rice							
Median price	\$499,000	Pro	operty Type	Unit			Suburb	Maribyrnong
Period - From	01/01/2023	to	31/03/2023		So	urce	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	1/6 Horizon Dr MARIBYRNONG 3032	\$645,000	30/06/2023
2	1/159 Maribyrnong Rd ASCOT VALE 3032	\$640,000	24/06/2023
3	12/52-56 Middle Rd MARIBYRNONG 3032	\$607,000	29/04/2023

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:

11/07/2023 11:35









Property Type: Land Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median Unit Price March quarter 2023: \$499,000

# **Comparable Properties**



1/6 Horizon Dr MARIBYRNONG 3032 (REI)



Price: \$645,000 Method: Sold Before Auction Date: 30/06/2023 Property Type: Townhouse (Res) Agent Comments

#### 1/159 Maribyrnong Rd ASCOT VALE 3032 (REI) Agent Comments



Price: \$640,000 Method: Auction Sale Date: 24/06/2023 Property Type: Unit Land Size: 89 sqm approx



12/52-56 Middle Rd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$607,000 Method: Auction Sale Date: 29/04/2023 Property Type: Unit

#### Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





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