



Rooms:

Property Type: Land

Land Size: 504 sqm approx

Agent Comments

Comparable Properties

22 The Grand MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,510,500

Method: Sold Before Auction

Date: 18/05/2017

Rooms: -

Property Type: House



61 Clive St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$1,435,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 523 sqm approx



7 Woodruff Av MARIBYRNONG 3032 (REI/VG)

Agent Comments



Price: \$1,425,000

Method: Sold Before Auction

Date: 27/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 405 sqm approx

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

28 Wirilda Way, Maidstone Vic 3012

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$770,000

House

X

Suburb

Maidstone

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
22 The Grand MARIBYRNONG 3032	\$1,510,500	18/05/2017
61 Clive St WEST FOOTSCRAY 3012	\$1,435,000	06/05/2017
7 Woodruff Av MARIBYRNONG 3032	\$1,425,000	27/03/2017