

7 Riverbank Drive, Maribyrnong Vic 3032



5 Bed 3 Bath 4 Car

Property Type: House

Land Size: 519 sqm approx

Indicative Selling Price

\$2,100,000 - \$2,310,000

Median House Price

Year ending September 2024:

\$1,220,000

Comparable Properties



22 View Street, Essendon West 3040 (REI)

4 Bed 2 Bath 2 Car

Price: \$2,425,000

Method: Auction Sale

Date: 27/07/2024

Rooms: 7

Property Type: House (Res)

Land Size: 558 sqm approx

Agent Comments: Modern construction, Single level home.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

7 Riverbank Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$1,220,000 House x Suburb Maribyrnong

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales

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
22 View Street, ESSENDON WEST 3040	\$2,425,000	27/07/2024

This Statement of Information was prepared on:

13/11/2024 15:01