

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

4/1 Grandview Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$475,000

&

\$522,500

Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/01/2020

to

31/12/2020

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	5/7 Grandview Av MARIBYRNONG 3032	\$555,000	21/10/2020
2	7/9 Grandview Av MARIBYRNONG 3032	\$500,000	27/03/2020
3	6/9 Grandview Av MARIBYRNONG 3032	\$465,000	01/05/2020

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:

11/03/2021 09:16

4/1 Grandview Avenue, Maribyrnong Vic 3032

Nick Cartledge

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Indicative Selling Price

\$475,000 - \$522,500

Median Unit Price

Year ending December 2020: \$522,500



2 1 1

Property Type: Townhouse (Res)

Land Size: 53 sqm approx

Agent Comments

Comparable Properties



5/7 Grandview Av MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Auction Sale

Date: 21/10/2020

Property Type: Townhouse (Res)



7/9 Grandview Av MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 27/03/2020

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)



6/9 Grandview Av MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 01/05/2020

Rooms: 4

Property Type: Townhouse (Res)

Account - Avion Properties | P: 03 9317 6500