

STATEMENT OF INFORMATION

1/27 WARRS ROAD, MARIBYRNONG, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/27 WARRS ROAD, MARIBYRNONG, VIC

3 2 1

Indicative Selling Price

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

Price Range: \$720,000 to \$770,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



MARIBYRNONG, VIC, 3032

Suburb Median Sale Price (House)

\$990,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



58 BLAIR ST, MARIBYRNONG, VIC 3032

3 2 2

Sale Price

***\$715,000**

Sale Date: 23/11/2017

Distance from Property: 1.1km



26 WILD CHERRY ST, MARIBYRNONG, VIC

3 2 2

Sale Price

***\$755,000**

Sale Date: 09/09/2017

Distance from Property: 1.2km



16 WILD CHERRY ST, MARIBYRNONG, VIC

3 2 2

Sale Price

\$785,000

Sale Date: 28/07/2017

Distance from Property: 1.2km



This report has been compiled on 05/02/2018 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/27 WARRS ROAD, MARIBYRNONG, VIC 3032

Indicative selling price

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

Price Range:

\$720,000 to \$770,000

Median sale price

Median price

\$990,000

House

Unit

X

Suburb

MARIBYRNONG

Period

01 January 2017 to 31 December 2017

Source



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
58 BLAIR ST, MARIBYRNONG, VIC 3032	*\$715,000	23/11/2017
26 WILD CHERRY ST, MARIBYRNONG, VIC 3032	*\$755,000	09/09/2017
16 WILD CHERRY ST, MARIBYRNONG, VIC 3032	\$785,000	28/07/2017