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	38 Rosamond Road, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between \$880,000 & \$930,000	Range between	\$880,000	&	\$930,000
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Median sale price

Median price	\$1,267,500	Pro	perty Type	House		Suburb	Maribyrnong
Period - From	01/01/2023	to	31/03/2023		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

Add	dress of comparable property	Price	Date of sale
1	14 Adori St MARIBYRNONG 3032	\$935,000	24/02/2023
2	106c Ballarat Rd MAIDSTONE 3012	\$920,000	04/05/2023
3	4 Havelock St MAIDSTONE 3012	\$861,500	18/05/2023

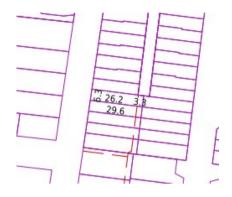
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/05/2023 17:02









Agent Comments

Indicative Selling Price \$880,000 - \$930,000 **Median House Price** March quarter 2023: \$1,267,500

Comparable Properties



14 Adori St MARIBYRNONG 3032 (REI)

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Price: \$935,000

Method: Sold Before Auction

Date: 24/02/2023

Property Type: House (Res)

Agent Comments



106c Ballarat Rd MAIDSTONE 3012 (REI)







Price: \$920,000

Method: Sold Before Auction

Date: 04/05/2023

Property Type: Townhouse (Res)

Agent Comments



4 Havelock St MAIDSTONE 3012 (REI)





Price: \$861,500

Method: Sold Before Auction

Date: 18/05/2023

Property Type: House (Res)

Agent Comments

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



