

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

38 Rosamond Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$1,267,500 Property 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	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 comparable properties 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



Property Type:
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)

Agent Comments



Price: \$935,000

Method: Sold Before Auction

Date: 24/02/2023

Property Type: House (Res)



106c Ballarat Rd MAIDSTONE 3012 (REI)

Agent Comments



Price: \$920,000

Method: Sold Before Auction

Date: 04/05/2023

Property Type: Townhouse (Res)



4 Havelock St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$861,500

Method: Sold Before Auction

Date: 18/05/2023

Property Type: House (Res)