# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 5/12 Navigator Street, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$289,000		&		\$317,000				
Median sale price									
Median price	\$520,000	Pro	operty Type	Unit			Suburb	Maribyrnong	
Period - From	01/10/2019	to	30/09/2020		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7/13 Navigator St MARIBYRNONG 3032	\$364,000	08/08/2020
2	6/15 Navigator St MARIBYRNONG 3032	\$245,000	12/07/2020
3			

OR

**B**<sup>\*</sup> 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:

16/12/2020 17:14









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$289,000 - \$317,000 Median Unit Price Year ending September 2020: \$520,000

# **Comparable Properties**

	7/13 Navigator St MARIBYRNONG 3032 (REI/VG) 2 1 1 1 Price: \$364,000 Method: Private Sale Date: 08/08/2020 Rooms: 3 Property Type: Apartment	Agent Comments
Off Market Listing	6/15 Navigator St MARIBYRNONG 3032 (REI/VG) 1 1 1 1 1 1 1 Price: \$245,000 Method: Private Sale Date: 12/07/2020 Property Type: Flat	Agent Comments

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.

### Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.