

# 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

5/12 Navigator Street, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$289,000 & \$317,000

### Median sale price

Median price \$520,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/10/2019

to 30/09/2020

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	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\* 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)**

Agent Comments



**Price:** \$364,000

**Method:** Private Sale

**Date:** 08/08/2020

**Rooms:** 3

**Property Type:** Apartment



**6/15 Navigator St MARIBYRNONG 3032  
(REI/VG)**

Agent Comments



**Price:** \$245,000

**Method:** Private Sale

**Date:** 12/07/2020

**Property Type:** Flat

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.