

## 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

7 CLYDE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

6 CLYDE STREET MARIBYRNONG VIC 3032	\$1,100,000	18-Sep-24
12 PENTLAND STREET ASCOT VALE VIC 3032	\$1,150,000	01-Oct-24
12 RANDALL STREET MARIBYRNONG VIC 3032	\$1,113,888	21-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 21 February 2025



**6 CLYDE STREET MARIBYRNONG  
VIC 3032**

 3  1  1

Sold Price **\$1,100,000** Sold Date **18-Sep-24**

Distance **0.08km**



**12 PENTLAND STREET ASCOT  
VALE VIC 3032**

 3  1  2

Sold Price **\$1,150,000** Sold Date **01-Oct-24**

Distance **0.76km**



**12 RANDALL STREET  
MARIBYRNONG VIC 3032**

 3  1  -

Sold Price **\$1,113,888** Sold Date **21-Oct-24**

Distance **0.87km**

RS = Recent sale      UN = Undisclosed Sale

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