



## 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

6 Wardell Close, 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

\$790,000

&amp;

\$820,000

## Median sale price

Median price

\$1,084,500

House

X

Unit

Suburb

Maribyrnong

Period - From

01/07/2018

to

30/09/2018

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	21 Hillsdale Av MARIBYRNONG 3032	\$855,000	15/09/2018
2	1/8 Bloomfield Av MARIBYRNONG 3032	\$820,000	28/07/2018
3	54 Waterford Av MARIBYRNONG 3032	\$800,000	27/10/2018

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.~~



3 2 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$790,000 - \$820,000  
**Median House Price**  
 September quarter 2018: \$1,084,500

## Comparable Properties



**21 Hillsdale Av MARIBYRNONG 3032 (REI)** Agent Comments

3 2 2

**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** -  
**Property Type:** House (Res)



**1/8 Bloomfield Av MARIBYRNONG 3032 (REI)** Agent Comments

3 2 1

**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 28/07/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**54 Waterford Av MARIBYRNONG 3032 (REI)** Agent Comments

3 2 2

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)