

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6 Wardell Close, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$790,000	&	\$820,000
L L			

Median sale price

Median price	\$1,084,500	Hou	ise X	Unit		Suburb	Maribyrnong
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

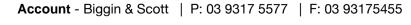
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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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)





3 2

Price: \$855,000 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: House (Res)

Agent Comments



1/8 Bloomfield Av MARIBYRNONG 3032 (REI)







Agent Comments

Agent Comments

Price: \$820,000 Method: Auction Sale Date: 28/07/2018

Rooms: -

= 3

Property Type: Townhouse (Res)



54 Waterford Av MARIBYRNONG 3032 (REI)

--3





Price: \$800.000 Method: Auction Sale Date: 27/10/2018

Rooms: 5

Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





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