

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

1 VISTA RISE MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Jun 2021

to

31 May 2022

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

8 VISTA RISE MARIBYRNONG VIC 3032	\$1,560,000	29-Oct-21
10 VISTA RISE MARIBYRNONG VIC 3032	\$1,560,000	11-Feb-22
21 CORNWALL PLACE MARIBYRNONG VIC 3032	\$2,070,000	18-Dec-21

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 June 2022



8 VISTA RISE MARIBYRNONG VIC 3032

Sold Price

\$1,560,000

Sold Date

29-Oct-21



4



3



2

Distance

0.04km



10 VISTA RISE MARIBYRNONG VIC 3032

Sold Price

Sold Date

11-Feb-22



3



3



3

Distance

0.05km



**21 CORNWALL PLACE
MARIBYRNONG VIC 3032**

Sold Price

\$2,070,000

Sold Date

18-Dec-21



4



3



4

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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