

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

8 Owen Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,150,000

House

X

Unit

Suburb Maribyrnong

Period - From 01/01/2018

to

31/12/2018

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	2 Speargrass St MARIBYRNONG 3032	\$1,320,000	03/12/2018
2	24 Woodruff Av MARIBYRNONG 3032	\$1,260,000	27/11/2018
3	40 Woodruff Av MARIBYRNONG 3032	\$1,245,000	24/11/2018

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.



5 3 2

Rooms: 8

Property Type: House

Land Size: 623 sqm approx

Agent Comments

Five bedroom family home with a double garage sitting on 623m2

Comparable Properties



2 Speargrass St MARIBYRNONG 3032 (REI/VG)

4 2 2

Price: \$1,320,000

Method: Private Sale

Date: 03/12/2018

Rooms: 7

Property Type: House

Land Size: 450 sqm approx

Agent Comments

Four bedroom Edgewater home. Newer build, but on smaller land.



24 Woodruff Av MARIBYRNONG 3032 (VG)

4 - -

Price: \$1,260,000

Method: Sale

Date: 27/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 541 sqm approx

Agent Comments

Four bedroom Edgewater home, average condition home on smaller land.



40 Woodruff Av MARIBYRNONG 3032 (VG)

6 - -

Price: \$1,245,000

Method: Sale

Date: 24/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 341 sqm approx

Agent Comments

Six bedroom Edgewater home on less land, with common property