hockingstuart

Statement of Information

Stephen Simmonds 8387 0555 0498 990 001 ssimmonds@hockingstuart.com.au

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

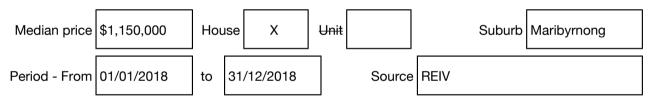
s 8 Owen Street, Maribyrnong Vic 3032 d e

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



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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Stephen Simmonds

8387 0555





Rooms: 8 Property Type: House Land Size: 623 sqm approx Agent Comments 0498 990 001 ssimmonds@hockingstuart.com.au Indicative Selling Price \$1 250 000 - \$1 300 000

\$1,250,000 - \$1,300,000 **Median House Price** Year ending December 2018: \$1,150,000

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

Comparable Properties

	2 Speargrass St MARIBYRNONG 3032 (REI/VG)	Agent Comments Four bedroom Edgewater home. Newer build,
AA UK Biggitgeot	4 2 2 2 Price: \$1,320,000 Method: Private Sale Date: 03/12/2018 Date: 03/12/2018 Rooms: 7 Property Type: House Land Size: 450 sqm approx	but on smaller land.
	24 Woodruff Av MARIBYRNONG 3032 (VG)	Agent Comments
	 •== 4 ↓== ↓ - ↓⊂= -	Four bedroom Edgewater home, average — condition home on smaller land.
	Price: \$1,260,000 Method: Sale	condition nome on sindler land.
	Date: 27/11/2018 Rooms: -	
	Property Type: House (Res) Land Size: 541 sqm approx	
	40 Woodruff Av MARIBYRNONG 3032 (VG)	Agent Comments
TIT	 == 6 ↓= - ↓ -	Six bedroom Edgewater home on less land, with — common property
	Price: \$1,245,000 Method: Sale	
	Date: 24/11/2018	
	Rooms: -	

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Property Type: House (Res) Land Size: 341 sqm approx

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