

# 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

1/33 Cumberland Drive, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$780,000

### Median sale price

Median price \$527,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/04/2019

to 31/03/2020

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	15/4-12 Fisher Pde ASCOT VALE 3032	\$802,000	27/03/2020
2	4/75 Epsom Rd ASCOT VALE 3032	\$801,000	13/02/2020
3	2/35 Warrs Rd MARIBYRNONG 3032	\$785,000	18/03/2020

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.~~

This Statement of Information was prepared on:

12/06/2020 15:28