

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

11 Cypress Way, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,480,000

&

\$1,580,000

Median sale price

Median price \$1,287,000

Property Type House

Suburb Maribyrnong

Period - From 01/07/2021

to 30/09/2021

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	32 Murnong St MARIBYRNONG 3032	\$1,570,000	20/11/2021
2	113 Waverley St MOONEE PONDS 3039	\$1,505,000	16/08/2021
3	2 St Bernards Dr KEILOR EAST 3033	\$1,480,000	10/07/2021

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:

16/12/2021 13:34



4 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,580,000
Median House Price
September quarter 2021: \$1,287,000

Comparable Properties



32 Murnong St MARIBYRNONG 3032 (REI)

Agent Comments

4 2 2

Price: \$1,570,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 450 sqm approx



113 Waverley St MOONEE PONDS 3039 (REI)

Agent Comments

3 2 2

Price: \$1,505,000
Method: Sold Before Auction
Date: 16/08/2021
Rooms: 4
Property Type: House (Res)
Land Size: 577 sqm approx



2 St Bernards Dr KEILOR EAST 3033 (REI)

Agent Comments

4 3 4

Price: \$1,480,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)