

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

3 Casuarina Close, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$1,275,000

Median sale price

Median price \$1,016,000

House

X

Unit

Suburb Maribyrnong

Period - From 01/04/2018

to 30/06/2018

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	14 Prospect St ESSENDON WEST 3040	\$1,840,000	04/08/2018
2	16 View Grand Rd MARIBYRNONG 3032	\$1,377,500	25/04/2018
3	6 Karen Ct AVONDALE HEIGHTS 3034	\$1,300,000	09/05/2018

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.