

## 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

16 PARK DRIVE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### 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 6 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

3/42 BLOOMFIELD AVENUE MARIBYRNONG VIC 3032	\$882,000	20-May-23
1/55 MIDDLE ROAD MARIBYRNONG VIC 3032	\$900,000	15-Dec-22
15 NAYOOK LANE MARIBYRNONG VIC 3032	\$960,000	11-Feb-23

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 6 months.

This Statement of Information was prepared on: 05 June 2023



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**3/42 BLOOMFIELD AVENUE  
MARIBYRNONG VIC 3032**

3 2 2

Sold Price

<sup>RS</sup> **\$882,000** Sold Date **20-May-23**

Distance **0.78km**



**1/55 MIDDLE ROAD  
MARIBYRNONG VIC 3032**

3 2 2

Sold Price

**\$900,000** Sold Date **15-Dec-22**

Distance **0.6km**



**15 NAYOOK LANE MARIBYRNONG  
VIC 3032**

3 2 2

Sold Price

**\$960,000** Sold Date **11-Feb-23**

Distance **1.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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