

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 Chicago Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Maribyrnong

Period - From 01/04/2022 to 30/06/2022 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	19 Navigator St MARIBYRNONG 3032	\$1,150,000	26/03/2022
2	27 Hillside Cr MARIBYRNONG 3032	\$1,100,000	27/08/2022
3	68 Raleigh Rd MARIBYRNONG 3032	\$1,070,500	09/07/2022

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:

30/08/2022 11:41

Stephen Simmonds

8387 0555

0498 990 001

ssimmonds@hockingstuart.com.au



Rooms: 5

Property Type: House

Land Size: 524 sqm approx

Agent Comments

Brick home, with three bedroom, two bathroom and double garage. Original condition.

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2022: \$1,330,000

Comparable Properties



19 Navigator St MARIBYRNONG 3032 (REI/VG) **Agent Comments**



Smaller house, but similar condition and bigger land.

Price: \$1,150,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 700 sqm approx



27 Hillside Cr MARIBYRNONG 3032 (REI) **Agent Comments**



Similar land, better condition home.

Price: \$1,100,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 551 sqm approx



68 Raleigh Rd MARIBYRNONG 3032 (REI) **Agent Comments**



Similar condition home on bigger land, but on a busy road.

Price: \$1,070,500

Method: Auction Sale

Date: 09/07/2022

Property Type: House (Res)

Land Size: 678 sqm approx