

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

29 Oakland Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$1,088,000

Median sale price

Median price

\$1,243,000

Property Type

House

Suburb

Maribyrnong

Period - From

01/10/2019

to

31/12/2019

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 Alameda Av MARIBYRNONG 3032	\$1,435,000	23/11/2019
2	14 Duffy St MARIBYRNONG 3032	\$1,281,000	16/12/2019
3	19 Verdun St MAIDSTONE 3012	\$1,095,000	25/02/2020

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:

02/03/2020 12:24



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,088,000

Median House Price

December quarter 2019: \$1,243,000

Comparable Properties



15 Alameda Av MARIBYRNONG 3032 (REI/VG)

Agent Comments

4 2 3

Fully renovated home in adjacent street. Similar size land.

Price: \$1,435,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 697 sqm approx



14 Duffy St MARIBYRNONG 3032 (REI/VG)

Agent Comments

4 2 4

Property situated in the same vicinity, fully renovated, similar size block.

Price: \$1,281,000

Method: Auction Sale

Date: 16/12/2019

Property Type: House

Land Size: 673 sqm approx



19 Verdun St MAIDSTONE 3012 (REI)

Agent Comments

4 1 2

Unrenovated home in an inferior location situated within a 2km radius of the subject property.

Price: \$1,095,000

Method: Private Sale

Date: 25/02/2020

Rooms: 6

Property Type: House (Res)

Land Size: 686 sqm approx