Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9 Central Park Avenue, Maribyrnong Vic 3032
, , ,

Indicative selling price

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

Median sale price

Median price	\$1,288,888	Pro	perty Type	House		Suburb	Maribyrnong
Period - From	01/01/2021	to	31/03/2021		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

Add	dress of comparable property	Price	Date of sale
1	16 Eucalyptus Dr MAIDSTONE 3012	\$1,160,000	14/12/2020
2	13 Cedar Dr MARIBYRNONG 3032	\$1,105,000	13/03/2021
3	7 Central Park Av MARIBYRNONG 3032	\$1,011,000	23/02/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/04/2021 16:18













Rooms: 7

Property Type: House Land Size: 541 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** March quarter 2021: \$1,288,888

Comparable Properties



16 Eucalyptus Dr MAIDSTONE 3012 (REI)



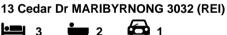


Price: \$1,160,000

Method: Private Sale Date: 14/12/2020 Property Type: House







Price: \$1,105,000 Method: Auction Sale Date: 13/03/2021

Property Type: House (Res)

Agent Comments

Agent Comments



7 Central Park Av MARIBYRNONG 3032 (REI)

Price: \$1,011,000

Method: Sold Before Auction

Date: 23/02/2021 Property Type: House Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



