

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

9 Central Park Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,288,888

Property 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	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 comparable properties 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



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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)

[Agent Comments](#)

4 2 2

Price: \$1,160,000
Method: Private Sale
Date: 14/12/2020
Property Type: House



13 Cedar Dr MARIBYRNONG 3032 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,105,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)



7 Central Park Av MARIBYRNONG 3032 (REI)

[Agent Comments](#)

4 2 1

Price: \$1,011,000
Method: Sold Before Auction
Date: 23/02/2021
Property Type: House