

# 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

7 Alameda Avenue, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,282,500

Property Type

House

Suburb

Maribyrnong

Period - From

01/10/2022

to

31/12/2022

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	21 Lakeside Cr MARIBYRNONG 3032	\$1,680,000	15/10/2022
2	80 Raleigh Rd MARIBYRNONG 3032	\$1,510,000	19/10/2022
3	8 Magazine Way MARIBYRNONG 3032	\$1,470,000	22/12/2022

**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:

14/03/2023 14:39



 4  3  2

**Property Type:** House  
**Land Size:** 692 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
December quarter 2022: \$1,282,500

## Comparable Properties



**21 Lakeside Cr MARIBYRNONG 3032 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,680,000  
**Method:** Auction Sale  
**Date:** 15/10/2022  
**Property Type:** House (Res)  
**Land Size:** 310 sqm approx



**80 Raleigh Rd MARIBYRNONG 3032 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$1,510,000  
**Method:** Sold Before Auction  
**Date:** 19/10/2022  
**Property Type:** House (Res)



**8 Magazine Way MARIBYRNONG 3032 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,470,000  
**Method:** Private Sale  
**Date:** 22/12/2022  
**Property Type:** House