

# 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

23 Allara Avenue, Maribyrnong Vic 3032

### Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,196,000

Property Type House

Suburb Maribyrnong

Period - From 01/01/2023

to 31/12/2023

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	471 Gordon St MARIBYRNONG 3032	\$1,220,000	13/09/2023
2	15b Lindenow St MAIDSTONE 3012	\$1,200,000	02/09/2023
3	313 Gordon St MARIBYRNONG 3032	\$1,150,000	29/07/2023

**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:

09/02/2024 14:10



4   3   1

**Property Type:** Strata Unit/Flat

**Land Size:** 270 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending December 2023: \$1,196,000

## Comparable Properties



**471 Gordon St MARIBYRNONG 3032 (VG)**

Agent Comments

4   -   -

**Price:** \$1,220,000

**Method:** Sale

**Date:** 13/09/2023

**Property Type:** House (Res)

**Land Size:** 225 sqm approx



**15b Lindenow St MAIDSTONE 3012 (REI/VG)**

Agent Comments

4   2   1

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 291 sqm approx



**313 Gordon St MARIBYRNONG 3032 (REI)**

Agent Comments

4   3   2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)