

## 7/47 Middle Road, Maribyrnong Vic 3032



**2 Bed 1 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Unit  
**Indicative Selling Price**  
 \$360,000 - \$390,000  
**Median House Price**  
 March quarter 2021: \$580,000

## Comparable Properties



**10/20 Navigator Street, Maribyrnong 3032 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 19/01/2021  
**Property Type:** Unit  
**Agent Comments:** Comparable location, comparable size, inferior presentation



**2/197-199 Maribyrnong Road, Ascot Vale 3032 (REI)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$390,000  
**Method:** Sold Before Auction  
**Date:** 16/12/2020  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Inferior location on a main road, comparable size, superior presentation



**10/42 Middle Road, Maribyrnong 3032 (REI/VG)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 25/03/2021  
**Property Type:** Unit  
**Agent Comments:** Comparable location, inferior block of units. superior presentation, inferior size

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

7/47 Middle Road, 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 \$360,000 & \$390,000

#### Median sale price

Median price \$580,000 Unit x Suburb Maribyrnong

Period - From 01/01/2021 to 31/03/2021 Source REIV

#### Comparable property sales

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
10/20 Navigator Street, MARIBYRNONG 3032	\$405,000	19/01/2021
2/197-199 Maribyrnong Road, ASCOT VALE 3032	\$390,000	16/12/2020
10/42 Middle Road, MARIBYRNONG 3032	\$375,000	25/03/2021

This Statement of Information was prepared on:

13/05/2021 11:58