

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

70A Rosamond Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$730,000 & \$803,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Maribyrnong

Period - From 11/11/2023 to 10/11/2024 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	344 Gordon St MARIBYRNONG 3032	\$739,888	09/10/2024
2	13 Marsh St MAIDSTONE 3012	\$1,100,000	10/08/2024
3	12 Rowe St MARIBYRNONG 3032	\$880,000	16/06/2024

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:

11/11/2024 11:18



Property Type:
Agent Comments

Indicative Selling Price
\$730,000 - \$803,000
Median House Price
11/11/2023 - 10/11/2024: \$1,270,000

Comparable Properties



344 Gordon St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$739,888
Method: Private Sale
Date: 09/10/2024
Property Type: House



13 Marsh St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 827 sqm approx



12 Rowe St MARIBYRNONG 3032 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 16/06/2024
Property Type: House (Res)
Land Size: 308 sqm approx

Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681



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