

## 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

14 OAKLAND STREET MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

9 OAKLAND STREET MARIBYRNONG VIC 3032	\$1,250,000	08-Jul-24
14 DUFFY STREET MARIBYRNONG VIC 3032	\$1,351,000	28-Oct-24

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 6 months.

This Statement of Information was prepared on: 08 January 2025



**9 OAKLAND STREET  
MARIBYRNONG VIC 3032**

4 2 2

Sold Price **\$1,250,000** Sold Date **08-Jul-24**

Distance **0.06km**



**14 DUFFY STREET MARIBYRNONG  
VIC 3032**

4 2 4

Sold Price **\$1,351,000** Sold Date **28-Oct-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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