

2/1 Grandview Avenue, Maribyrnong Vic 3032



2 Bed 1 Bath 1 Car

Rooms: 4

Property Type: Townhouse (Res)

Indicative Selling Price

\$495,000

Median House Price

December quarter 2021: \$547,000

Comparable Properties



11/6 Rosamond Road, Footscray 3011 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$535,000

Method: Private Sale

Date: 24/11/2021

Property Type: Townhouse (Single)

Agent Comments: Comparable location, superior size, comparable presentation



6/125 Raleigh Road, Maribyrnong 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$506,000

Method: Private Sale

Date: 17/02/2022

Property Type: Unit

Agent Comments: Comparable location, superior size, comparable presentation



30/4 Wests Road, Maribyrnong 3032 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$430,000

Method: Private Sale

Date: 09/02/2022

Rooms: 3

Property Type: Unit

Agent Comments: Inferior location, inferior size, inferior presentation. Part of a larger complex

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

2/1 Grandview Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$547,000

Unit

x

Suburb

Maribyrnong

Period - From

01/10/2021

to

31/12/2021

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
11/6 Rosamond Road, FOOTSCRAY 3011	\$535,000	24/11/2021
6/125 Raleigh Road, MARIBYRNONG 3032	\$506,000	17/02/2022
30/4 Wests Road, MARIBYRNONG 3032	\$430,000	09/02/2022

This Statement of Information was prepared on:

20/04/2022