

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 29 Ibis Place, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$1,300,000 House X Unit Suburb Maribyrnong

Period - From 01/01/2018 to 31/03/2018 Source REIV

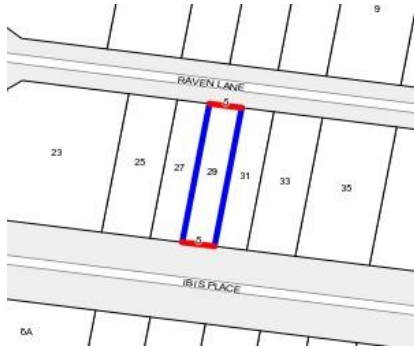
Comparable property sales (*Delete A or B below as applicable)

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	8a Ibis PI MARIBYRNONG 3032	\$850,000	26/10/2017
2	24 Lillardia Av MARIBYRNONG 3032	\$827,000	15/01/2018
3	2/30 Burns St MAIDSTONE 3012	\$800,000	09/12/2017

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 135 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median House Price

March quarter 2018: \$1,300,000

This home sits on a smaller block of land than comparable sales.

Comparable Properties

**8a Ibis PI MARIBYRNONG 3032 (REI)**

Agent Comments

**Price:** \$850,000**Method:** Sold Before Auction**Date:** 26/10/2017**Rooms:** 3**Property Type:** Townhouse (Res)**24 Lillardia Av MARIBYRNONG 3032 (REI/VG)**

Agent Comments

**Price:** \$827,000**Method:** Private Sale**Date:** 15/01/2018**Rooms:** 6**Property Type:** Townhouse (Res)**Land Size:** 203 sqm approx**2/30 Burns St MAIDSTONE 3012 (REI/VG)**

Agent Comments

**Price:** \$800,000**Method:** Auction Sale**Date:** 09/12/2017**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 208 sqm approx