

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

216/5 Ordnance Reserve, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$591,250

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/04/2022

to

30/06/2022

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	5 Sentry PI MARIBYRNONG 3032	\$580,000	09/08/2021
2	4 Gatehouse PI MARIBYRNONG 3032	\$572,500	09/05/2022
3	23/52 Middle Rd MARIBYRNONG 3032	\$570,000	01/06/2022

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:

18/07/2022 11:30



Property Type:
Agent Comments

Indicative Selling Price
\$559,000

Median Unit Price
June quarter 2022: \$591,250

Comparable Properties



5 Sentry PI MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$580,000
Method: Sold Before Auction
Date: 09/08/2021
Property Type: Townhouse (Res)



4 Gatehouse PI MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$572,500
Method: Private Sale
Date: 09/05/2022
Property Type: Townhouse (Single)



23/52 Middle Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 01/06/2022
Property Type: Unit