

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
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Indicative selling price

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

Single price \$599,000

Median sale price

Median price	\$547,000	Property Type	Unit	Suburb	Maribyrnong
Period - From	01/10/2021	to	31/12/2021	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	108/5 Ordnance Res MARIBYRNONG 3032	\$602,500	12/11/2021
2	4/127 Raleigh Rd MARIBYRNONG 3032	\$600,000	09/09/2021
3	5 Sentry PI MARIBYRNONG 3032	\$580,000	09/08/2021

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: 28/01/2022 10:31