

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

2/49 MIDDLE ROAD MARIBYRNONG VIC 3032

Indicative selling price

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

Single Price

or range
between

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Mar 2024

to

28 Feb 2025

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

2 SAND PIPER GROVE MARIBYRNONG VIC 3032	\$1,750,000	25-Sep-24
9 LYRIC STREET MARIBYRNONG VIC 3032	\$1,650,000	20-Sep-24
6 CYPRESS WAY MARIBYRNONG VIC 3032	\$1,315,000	20-May-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: 05 March 2025



2 SAND PIPER GROVE MARIBYRNONG VIC 3032

4 3 2

Sold Price **\$1,750,000** Sold Date **25-Sep-24**

Distance **1.18km**



9 LYRIC STREET MARIBYRNONG VIC 3032

4 3 2

Sold Price **\$1,650,000** Sold Date **20-Sep-24**

Distance **1.63km**



6 CYPRESS WAY MARIBYRNONG VIC 3032

4 2 2

Sold Price **\$1,315,000** Sold Date **20-May-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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