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

Period-from

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

Single Price		or rang betwee	31.300.000	&	\$1,485,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,200,000	Property type	House	Suburb	Maribyrnong			

28 Feb 2025

Source

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

01 Mar 2024

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.

to

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



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MARTIN LEONG

M 0425699708

 ${\tt E} \quad martin.leong@tigacommercial.com.au$

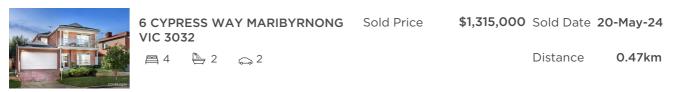
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2 SAND PIPER GROVE MARIBYRNONG VIC 3032

Sold Price	\$1,750,000 Sold Date		25-Sep-24	
		Distance	1.18km	



 9 LYRIC STREET MARIBYRNONG VIC 3032			Sold Price	Sold Price \$1,650,000 Sold Date 20-S		
	≧ 3	⇔ 2			Distance	1.63km



RS = Recent sale UN = Undisclosed Sale

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