

STATEMENT OF INFORMATION

8/14 NAVIGATOR STREET, MARIBYRNONG, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/14 NAVIGATOR STREET,

2 1 1

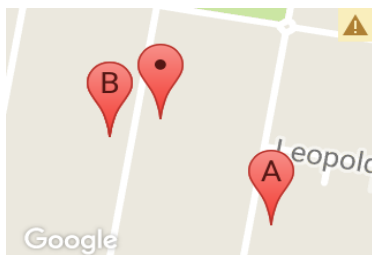
Indicative Selling Price

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

Price Range: \$335,000 to \$365,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



MARIBYRNONG, VIC, 3032

Suburb Median Sale Price (Unit)

\$460,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7/8 CLYDE ST, MARIBYRNONG, VIC 3032

2 1 1

Sale Price

***\$370,000**

Sale Date: 28/09/2017

Distance from Property: 131m



1/13 NAVIGATOR ST, MARIBYRNONG, VIC

2 1 1

Sale Price

\$349,500

Sale Date: 20/07/2017

Distance from Property: 43m



3/13 NAVIGATOR ST, MARIBYRNONG, VIC

2 1 1

Sale Price

Price Withheld

Sale Date: 27/06/2017

Distance from Property: 43m



This report has been compiled on 26/10/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/14 NAVIGATOR STREET, MARIBYRNONG, VIC 3032

Indicative selling price

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

Price Range:

\$335,000 to \$365,000

Median sale price

Median price

\$460,000

House

Unit

X

Suburb

MARIBYRNONG

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
7/8 CLYDE ST, MARIBYRNONG, VIC 3032	*\$370,000	28/09/2017
1/13 NAVIGATOR ST, MARIBYRNONG, VIC 3032	\$349,500	20/07/2017
3/13 NAVIGATOR ST, MARIBYRNONG, VIC 3032	Price Withheld	27/06/2017