

35 Salt Water Crescent, Maribyrnong Vic 3032



3 Bed 2 Bath 2 Car
Property Type: House
Land size: 419sqm
Indicative Selling Price
 \$900,000 - \$990,00
Median House Price
 June quarter 2017: \$1,155,000



22a Hillside Crescent, Maribyrnong 3032 (REI)
4 Bed 3 Bath 1 Car
Price: \$1,051,000
Method: Auction Sale
Date: 09/09/2017
Property Type: House (Res)
Agent Comments: Extra bedroom and bathroom



6 Adori Place, Maribyrnong 3032 (REI)
3 Bed 2 Bath 2 Car
Price: \$983,000
Method: Auction Sale
Date: 02/09/2017
Property Type: House (Res)
Agent Comments: Similar floor plan and position



46 Magazine Way, Maribyrnong, 3032
4 Bed 2 Bath 2 Car
Price: \$940,000
Method: Auction Sale
Date: 03/06/2017
Property Type: House (Res)
Agent Comments: Inferior position, similar floor plan

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

35 Salt water Crescent, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,155,000

House

x

Suburb
or locality

Maribyrnong

Period - From

01/04/2017

to

30/06/2017

Source

REIV

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
22a Hillside Crescent, Maribyrnong 3032	\$1,051,000	09/09/2017
6 Adori Place, Maribyrnong 3032	\$983,000	02/09/2017
46 Magazine Way, Maribyrnong, 3032	\$940,000	03/06/2017