

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

21 Ibis Place, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,155,000

House

X

Unit

Suburb Maribyrnong

Period - From 01/04/2017

to

30/06/2017

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	6 Woodruff Av MARIBYRNONG 3032	\$1,200,000	17/06/2017
2	13 Cedar Dr MARIBYRNONG 3032	\$1,200,000	07/08/2017
3	2/6 Hillsdale Av MARIBYRNONG 3032	\$1,140,000	27/05/2017

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.



3 2 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



6 Woodruff Av MARIBYRNONG 3032 (REI/VG) Agent Comments

4 2 4

Price: \$1,200,000

Method: Private Sale

Date: 17/06/2017

Rooms: -

Property Type: House

Land Size: 349 sqm approx



13 Cedar Dr MARIBYRNONG 3032 (REI) Agent Comments

3 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 07/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 350 sqm approx



2/6 Hillsdale Av MARIBYRNONG 3032 (REI/VG) Agent Comments

4 3 2

Price: \$1,140,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 242 sqm approx