

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

1 Sentry Place, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$545,750

Property Type Unit

Suburb Maribyrnong

Period - From 01/07/2020

to

30/06/2021

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	201/58 La Scala Av MARIBYRNONG 3032	\$528,000	05/05/2021
2	204/68 Wests Rd MARIBYRNONG 3032	\$520,000	26/07/2021
3	202 Gatehouse Pl MARIBYRNONG 3032	\$480,000	07/04/2021

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.~~

This Statement of Information was prepared on:

04/10/2021 14:23



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending June 2021: \$545,750

Comparable Properties



201/58 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 1 1

Price: \$528,000

Method: Private Sale

Date: 05/05/2021

Property Type: Apartment



204/68 Wests Rd MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$520,000

Method: Private Sale

Date: 26/07/2021

Property Type: Apartment



202 Gatehouse PI MARIBYRNONG 3032 (REI) **Agent Comments**

2 1 1

Price: \$480,000

Method: Private Sale

Date: 07/04/2021

Property Type: Apartment