

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for	sale
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Address	20 Rimfire Walk, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Single price \$649,000

Median sale price

Median price	\$509,000	Hou	se	Unit	Х	Suburk	Maribyrnong
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

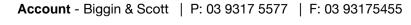
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2/2 Mitchell St MARIBYRNONG 3032	\$660,000	13/02/2019
2	84 Blair St MARIBYRNONG 3032	\$655,000	17/11/2018
3	80 Blair St MARIBYRNONG 3032	\$630,000	17/12/2018

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.







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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$649,000 **Median Unit Price** Year ending December 2018: \$509,000

Comparable Properties



2/2 Mitchell St MARIBYRNONG 3032 (REI)





Price: \$660,000 Method: Private Sale Date: 13/02/2019

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



84 Blair St MARIBYRNONG 3032 (REI)







Price: \$655,000 Method: Auction Sale Date: 17/11/2018

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



80 Blair St MARIBYRNONG 3032 (REI)



Price: \$630.000 Method: Private Sale Date: 17/12/2018

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





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