

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

3 Valnere Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Maribyrnong

Period - From 29/10/2023

to

28/10/2024

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	12 Randall St MARIBYRNONG 3032	\$1,113,888	21/10/2024
2	2 Lillardia Av MARIBYRNONG 3032	\$1,200,000	11/09/2024
3	56 Macedon St MARIBYRNONG 3032	\$1,150,000	27/06/2024

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:

29/10/2024 12:51



4 2 1

Rooms: 6
Property Type: House (Res)
Land Size: 516 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
29/10/2023 - 28/10/2024: \$1,250,000

Comparable Properties



12 Randall St MARIBYRNONG 3032 (REI)

Agent Comments

3 1 4

Price: \$1,113,888
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 766 sqm approx



2 Lilardia Av MARIBYRNONG 3032 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 11/09/2024
Property Type: House (Res)
Land Size: 336 sqm approx



56 Macedon St MARIBYRNONG 3032 (REI)

Agent Comments

4 2 2

Price: \$1,150,000
Method: Private Sale
Date: 27/06/2024
Property Type: House (Res)