

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

8/9 GRANDVIEW AVENUE MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

411/77 VILLAGE WAY MARIBYRNONG VIC 3032	\$420,000	23-Mar-22
4/53 THE ESPLANADE MARIBYRNONG VIC 3032	\$420,000	13-May-22
3 GATEHOUSE PLACE MARIBYRNONG VIC 3032	\$410,000	19-May-22

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 6 months.

This Statement of Information was prepared on: 21 July 2022

**411/77 VILLAGE WAY
MARIBYRNONG VIC 3032** 2  1  2Sold Price **\$420,000** Sold Date **23-Mar-22**Distance **1.09km****4/53 THE ESPLANADE
MARIBYRNONG VIC 3032** 2  1  1Sold Price Sold Date **13-May-22**Distance **0.6km****3 GATEHOUSE PLACE
MARIBYRNONG VIC 3032** 2  1  1Sold Price **\$410,000** Sold Date **19-May-22**Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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