



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

19 Alameda Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$1,079,000

Median sale price

Median price \$1,105,000

House

X

Unit

Suburb 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.

	Address of comparable property	Price	Date of sale
1	17 Duffy St MARIBYRNONG 3032	\$1,200,000	30/03/2019
2	3 Newstead St MARIBYRNONG 3032	\$1,200,000	12/11/2018
3	44 Pridham St MARIBYRNONG 3032	\$1,115,000	05/11/2018

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,079,000
Median House Price
Year ending December 2018: \$1,105,000

Comparable Properties



17 Duffy St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 696 sqm approx



3 Newstead St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 12/11/2018
Rooms: -
Property Type: House



44 Pridham St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,115,000
Method: Private Sale
Date: 05/11/2018
Rooms: 5
Property Type: House
Land Size: 696 sqm approx