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	Hou	ise 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.

Ad	dress 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.

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

propertydata

Generated: 09/04/2019 18:08

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$1,079,000 Median House Price Year ending December 2018: \$1,105,000

Comparable Properties



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

1 3

CALL THE PARTY OF	100
	X
914 mi	A IL
202m C	

3 Newstead St MARIBYRNONG 3032 (REI)

17 Duffy St MARIBYRNONG 3032 (REI)

2 2

Agent Comments

Agent Comments

Agent Comments



Price: \$1,200,000 Method: Private Sale Date: 12/11/2018

10 mm

Date: 12/11/2018 Rooms: -Property Type: House

44 Pridham St MARIBYRNONG 3032 (REI)

2 2



Price: \$1,115,000 **Method:** Private Sale

Date: 05/11/2018 Rooms: 5 Property Type: House Land Size: 696 sqm approx

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

propertydata

Generated: 09/04/2019 18:08

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

