

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

2/43 Pridham Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$1,065,000

Median sale price

Median price

\$1,282,500

Property Type

House

Suburb

Maribyrnong

Period - From

01/10/2022

to

31/12/2022

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	15 Aspect Av ASCOT VALE 3032	\$1,180,000	20/12/2022
2	58 McDougall Dr FOOTSCRAY 3011	\$1,056,800	23/11/2022
3	11A Coleman Ct MAIDSTONE 3012	\$992,500	11/02/2023

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:

25/02/2023 11:46



3 2

Rooms: 6
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,065,000

Median House Price
December quarter 2022: \$1,282,500

Comparable Properties



15 Aspect Av ASCOT VALE 3032 (REI)

Agent Comments

4 3 2

Price: \$1,180,000
Method: Private Sale
Date: 20/12/2022
Property Type: House
Land Size: 125 sqm approx

58 McDougall Dr FOOTSCRAY 3011 (VG)

Agent Comments

4 - -

Price: \$1,056,800
Method: Sale
Date: 23/11/2022
Property Type: House (Res)



11A Coleman Ct MAIDSTONE 3012 (REI)

Agent Comments

4 3 1

Price: \$992,500
Method: Auction Sale
Date: 11/02/2023
Property Type: Townhouse (Res)

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