



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

23 Cedar Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$1,115,000

House

X

Unit

Suburb Maribyrnong

Period - From 01/07/2018

to

30/06/2019

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		
2		
3		

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.~~



4 2 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
Median House Price
Year ending June 2019: \$1,115,000

Comparable Properties



4 High Ct MARIBYRNONG 3032 (REI)

Agent Comments

4 2 3

Price: \$1,095,000
Method: Private Sale
Date: 03/07/2019
Rooms: 6
Property Type: House (Res)

19 Metters St MARIBYRNONG 3032 (REI)

Agent Comments

4 2 4

Price: \$985,000
Method: Sold Before Auction
Date: 29/05/2019
Rooms: -
Property Type: House (Res)

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.