### 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

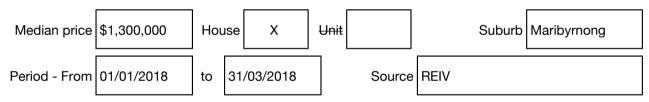
5 | 56 Skyline Drive, Maribyrnong Vic 3032 9 9

#### Indicative selling price

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

 Range between
 \$1,050,000
 &
 \$1,100,000

#### Median sale price



#### 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	5 The Grand MARIBYRNONG 3032	\$1,160,000	28/04/2018
2	2 Valnere St MARIBYRNONG 3032	\$1,085,000	19/05/2018
3	11 Medley Wlk ASCOT VALE 3032	\$1,075,000	10/02/2018

#### 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 - Edward Thomas | P: 03 9376 3322

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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: Townhouse (Res) Land Size: 100 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,100,000 Median House Price March quarter 2018: \$1,300,000

Superbly proportioned, discerningly appointed and boasting spectacular city views, this five-bedroom three-bathroom home excels. Highlighting: vast open Miele kitchen/dining/living to entertainer's balcony, retreat, elevator, automatic double garage and excellent extras.

## **Comparable Properties**

5 The Grand MARIBYRNONG 3032 (REI) 5 4 2 Price: \$1,160,000 Method: Auction Sale Date: 28/04/2018 Rooms: 6 Property Type: House (Res) Land Size: 103 sqm approx	Agent Comments
2 Valnere St MARIBYRNONG 3032 (REI) 5 2 2 2 Price: \$1,085,000 Method: Auction Sale Date: 19/05/2018 Rooms: - Property Type: House (Res)	Agent Comments
11 Medley Wik ASCOT VALE 3032 (REI) 4  3  4  5  2 Price: \$1,075,000 Method: Auction Sale Date: 10/02/2018 Rooms: - Property Type: Townhouse (Res)	Agent Comments

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