

## 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

56 Skyline Drive, Maribyrnong Vic 3032

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&amp;

\$1,100,000

**Median sale price**

Median price \$1,300,000

House

X

Unit

Suburb Maribyrnong

Period - From 01/01/2018

to

31/03/2018

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	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.



5   
 3   
 2

**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)**

Agent Comments

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



**2 Valnere St MARIBYRNONG 3032 (REI)**

Agent Comments

5   
 2   
 2

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 19/05/2018

**Rooms:** -

**Property Type:** House (Res)



**11 Medley Wlk ASCOT VALE 3032 (REI)**

Agent Comments

4   
 3   
 2

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 10/02/2018

**Rooms:** -

**Property Type:** Townhouse (Res)