

# 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 18 Birdwood Street, Maribyrnong Vic 3032

### Indicative selling price

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

Range between \$900,000

&

\$990,000

### 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	49 Middle Rd MARIBYRNONG 3032	\$1,050,000	05/12/2022
2	56 Ballarat Rd MAIDSTONE 3012	\$950,000	19/01/2023
3	8 Birdwood St MARIBYRNONG 3032	\$943,000	17/09/2022

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:

10/03/2023 09:31