

## 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 9/91 The Esplanade, 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 \$450,000 & \$495,000

#### Median sale price

Median price \$522,500 House Unit X Suburb Maribyrnong

Period - From 01/04/2019 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.



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**Rooms:** 4

**Property Type:** Strata Unit/Villa

**Land Size:** 132 sqm approx

Agent Comments

## Comparable Properties



**4/25 Hampton Rd ESSENDON WEST 3040 (REI)**

Agent Comments

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**Price:** \$460,000

**Method:** Private Sale

**Date:** 27/03/2019

**Rooms:** -

**Property Type:** Unit

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.