

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 RAFA COURT, MARIBYRNONG, VIC 3032  2  1  1

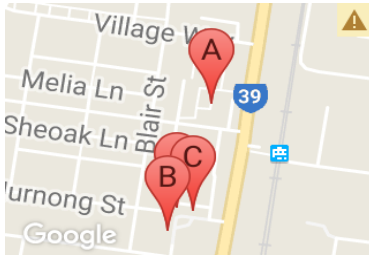
Indicative Selling Price

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

Single Price: **\$549,000**

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE



MARIBYRNONG, VIC, 3032

Suburb Median Sale Price (Unit)

\$475,000

01 January 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



7 SENTRY PL, MARIBYRNONG, VIC 3032

 2  2  1

Sale Price

***\$550,000**

Sale Date: 08/07/2017

Distance from Property: 194m



7 CAVALRY CCT, MARIBYRNONG, VIC 3032

 3  2  2

Sale Price

***\$640,000**

Sale Date: 22/07/2017

Distance from Property: 43m



7 RAFA CRT, MARIBYRNONG, VIC 3032

 3  2  2

Sale Price

***\$600,000**

Sale Date: 12/07/2017

Distance from Property: 27m



This report has been compiled on 11/09/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 RAFA COURT, MARIBYRNONG, VIC 3032

Indicative selling price

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

Single Price:

\$549,000

Median sale price

Median price

\$475,000

House

X

Unit

Suburb

MARIBYRNONG

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

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
7 SENTRY PL, MARIBYRNONG, VIC 3032	*\$550,000	08/07/2017
7 CAVALRY CCT, MARIBYRNONG, VIC 3032	*\$640,000	22/07/2017
7 RAFA CRT, MARIBYRNONG, VIC 3032	*\$600,000	12/07/2017