

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

22 Woodruff Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$1,800,000

Median sale price

Median price

\$1,290,000

Property Type

House

Suburb

Maribyrnong

Period - From

01/10/2022

to

30/09/2023

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	11 Cornwall PI MARIBYRNONG 3032	\$1,960,000	06/08/2023
2	9 Woodruff Av MARIBYRNONG 3032	\$1,790,000	05/09/2023
3	55 Magazine Way MARIBYRNONG 3032	\$1,700,000	19/05/2023

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:

18/11/2023 12:10



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000

Median House Price

Year ending September 2023: \$1,290,000

Comparable Properties



11 Cornwall PI MARIBYRNONG 3032 (REI)

Agent Comments

5 3 6

Price: \$1,960,000

Method: Auction Sale

Date: 06/08/2023

Property Type: House (Res)

Land Size: 402 sqm approx



9 Woodruff Av MARIBYRNONG 3032 (REI/VG)

Agent Comments

4 3 2

Price: \$1,790,000

Method: Private Sale

Date: 05/09/2023

Property Type: House

Land Size: 405 sqm approx



55 Magazine Way MARIBYRNONG 3032 (REI/VG)

Agent Comments

5 3 2

Price: \$1,700,000

Method: Private Sale

Date: 19/05/2023

Property Type: House

Land Size: 332 sqm approx