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

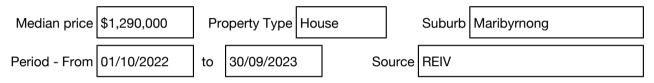
22 Woodruff Avenue, Maribyrnong Vic 3032

Indicative selling price

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	mig or ano	p1100 000	00110011101.vi0.g.	svida/ anaol quoting

Single price \$1,800,000

Median sale price



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.

Ado	dress 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



hockingstuart





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



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



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

Price: \$1,700,000 Method: Private Sale Date: 19/05/2023 Property Type: House Land Size: 332 sqm approx

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



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