

## 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

62 ROSAMOND ROAD MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

2 MERLYN STREET MARIBYRNONG VIC 3032	\$1,100,000	12-Nov-24
206 GORDON STREET FOOTSCRAY VIC 3011	\$1,090,000	26-Aug-24

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 6 months.

This Statement of Information was prepared on: 25 February 2025



**2 MERLYN STREET MARIBYRNONG  
VIC 3032**

Sold Price

**\$1,100,000**

Sold Date

**12-Nov-24**

 3  1  1

Distance

**0.14km**



**206 GORDON STREET  
FOOTSCRAY VIC 3011**

Sold Price

**\$1,090,000**

Sold Date

**26-Aug-24**

 3  1  -

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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