

# 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

12 Wardell Close, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,089,000

### Median sale price

Median price

\$1,267,500

Property Type

House

Suburb

Maribyrnong

Period - From

01/01/2023

to

31/03/2023

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.

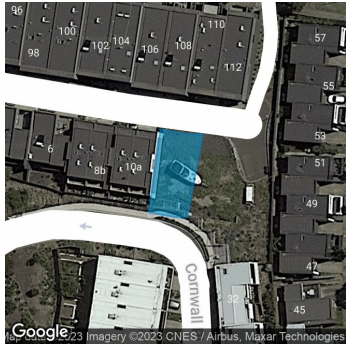
	Address of comparable property	Price	Date of sale
1	53 Mary Walsh St MARIBYRNONG 3032	\$1,150,000	14/01/2023
2	439 Gordon St MARIBYRNONG 3032	\$1,120,000	28/02/2023
3	1a Primary PI MARIBYRNONG 3032	\$1,100,000	01/04/2023

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:

17/04/2023 09:25



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**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 112 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,089,000

**Median House Price**

March quarter 2023: \$1,267,500

## Comparable Properties

**53 Mary Walsh St MARIBYRNONG 3032 (REI)**

Agent Comments

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 2

**Price:** \$1,150,000**Method:** Private Sale**Date:** 14/01/2023**Property Type:** House**439 Gordon St MARIBYRNONG 3032 (VG)**

Agent Comments

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**Price:** \$1,120,000**Method:** Sale**Date:** 28/02/2023**Property Type:** Strata Unit/Townhouse - Conjoined**1a Primary Pl MARIBYRNONG 3032 (REI)**

Agent Comments

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 2
 2

**Price:** \$1,100,000**Method:** Auction Sale**Date:** 01/04/2023**Property Type:** House (Res)**Land Size:** 252 sqm approx