

## 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

8/18 Belvedere 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$594,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2020

to

30 Apr 2021

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

2/17 Belvedere Close Maribyrnong VIC 3032	\$608,000	18-Nov-20
2/19 Van Ness Avenue Maribyrnong VIC 3032	\$597,500	12-Dec-20
2/58 Middle Road Maribyrnong VIC 3032	\$675,000	09-Dec-20

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: 24 May 2021

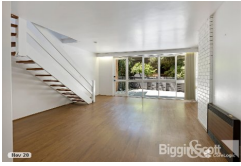


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**2/17 Belvedere Close Maribyrnong VIC 3032**

Sold Price

**\$608,000**

Sold Date

**18-Nov-20**

3

1

1

Distance

**0.03km**



**2/19 Van Ness Avenue Maribyrnong VIC 3032**

Sold Price

**\$597,500**

Sold Date

**12-Dec-20**

3

1

1

Distance

**0.19km**



**2/58 Middle Road Maribyrnong VIC 3032**

Sold Price

**\$675,000**

Sold Date

**09-Dec-20**

3

1

1

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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