

STATEMENT OF INFORMATION

4/15 NAVIGATOR STREET, MARIBYRNONG, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/15 NAVIGATOR STREET,

1 1 1

Indicative Selling Price

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

Price Range: \$315,000 to \$345,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



MARIBYRNONG, VIC, 3032

Suburb Median Sale Price (Unit)

\$475,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5/151 THE PDE, ASCOT VALE, VIC 3032

1 1 1

Sale Price

***\$315,000**

Sale Date: 29/03/2018

Distance from Property: 1km



12 LEONARD CRES, ASCOT VALE, VIC 3032

1 1 1

Sale Price

****\$348,000**

Sale Date: 01/03/2018

Distance from Property: 1.9km



218/45 EDGEWATER BVD, MARIBYRNONG, VIC

1 1 1

Sale Price

\$325,000

Sale Date: 12/02/2018

Distance from Property: 1.9km



This report has been compiled on 06/04/2018 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/15 NAVIGATOR STREET, MARIBYRNONG, VIC 3032

Indicative selling price

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

Price Range:

\$315,000 to \$345,000

Median sale price

Median price

\$475,000

House

Unit

X

Suburb

MARIBYRNONG

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
5/151 THE PDE, ASCOT VALE, VIC 3032	*\$315,000	29/03/2018
12 LEONARD CRES, ASCOT VALE, VIC 3032	**\$348,000	01/03/2018
218/45 EDGEWATER BVD, MARIBYRNONG, VIC 3032	\$325,000	12/02/2018