





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 4/15 NAVIGATOR STREET,







**Indicative Selling Price** 

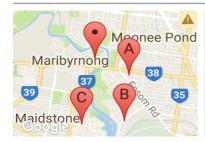
For the meaning of this price see consumer.vic.au/underquoting

**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







Sale Price

\*\$315,000

Sale Date: 29/03/2018

Distance from Property: 1km





12 LEONARD CRES, ASCOT VALE, VIC 3032







Sale Price

\*\*\$348,000

Sale Date: 01/03/2018

Distance from Property: 1.9km





218/45 EDGEWATER BVD, MARIBYRNONG, VIC 📇 1 🕒 1







Sale Price

\$325,000

Sale Date: 12/02/2018

Distance from Property: 1.9km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

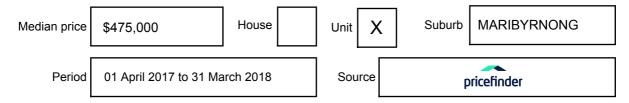
Address Including suburb and postcode	4/15 NAVIGATOR STREET, MARIBYRNONG, VIC 3032
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### Indicative selling price

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

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

## Median sale price



## 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