

# 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

2/2a Pridham Street, Maribyrnong Vic 3032

### Indicative selling price

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

Range between \$740,000 & \$780,000

### Median sale price

Median price \$674,000 Property Type Townhouse Suburb Maribyrnong

Period - From 17/05/2021 to 16/05/2022 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	1/1a Barb St MARIBYRNONG 3032	\$800,000	20/01/2021
2	4/17 Belvedere Cl MARIBYRNONG 3032	\$760,000	09/04/2022
3	15 Raven La MARIBYRNONG 3032	\$758,000	15/05/2021

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:

17/05/2022 09:43



2 1 2

**Property Type:** Townhouse (RES)

Agent Comments

**Indicative Selling Price**

\$740,000 - \$780,000

**Median Townhouse Price**

17/05/2021 - 16/05/2022: \$674,000

## Comparable Properties



**1/1a Barb St MARIBYRNONG 3032 (REI)**

Agent Comments

3 1 1

**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 20/01/2021

**Property Type:** Townhouse (Res)

**4/17 Belvedere CI MARIBYRNONG 3032 (REI)**

Agent Comments

3 1 1

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 09/04/2022

**Property Type:** Townhouse (Res)



**15 Raven La MARIBYRNONG 3032 (REI)**

Agent Comments

2 2 1

**Price:** \$758,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** Townhouse (Res)