

# 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

2/4 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)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$700,500

Property Type Townhouse

Suburb Maribyrnong

Period - From 16/06/2021

to

15/06/2022

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	18 Harmony Rd ASCOT VALE 3032	\$1,110,000	25/01/2022
2	8/42 Roseberry St ASCOT VALE 3032	\$1,050,000	28/05/2022
3			

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:

16/06/2022 09:13



3 3 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Townhouse Price**  
16/06/2021 - 15/06/2022: \$700,500

## Comparable Properties



**18 Harmony Rd ASCOT VALE 3032 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,110,000  
**Method:** Sold Before Auction  
**Date:** 25/01/2022  
**Property Type:** House (Res)  
**Land Size:** 154 sqm approx



**8/42 Roseberry St ASCOT VALE 3032 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 28/05/2022  
**Property Type:** Apartment

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.

**Account** - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173