

# 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

50 Cedar Drive, 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,285,000 Property Type House Suburb Maribyrnong

Period - From 01/04/2021 to 31/03/2022 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	41 Cedar Dr MARIBYRNONG 3032	\$1,940,008	17/02/2021
2	11 Cypress Way MARIBYRNONG 3032	\$1,760,000	12/02/2022
3	47 Cedar Dr MARIBYRNONG 3032	\$1,700,000	19/03/2021

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:

20/04/2022 16:03



5 4 4

**Property Type:**  
**Land Size:** 640 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,600,000 - \$1,700,000  
**Median House Price**  
 Year ending March 2022: \$1,285,000

## Comparable Properties



**41 Cedar Dr MARIBYRNONG 3032 (REI)**

**Agent Comments**

5 4 2

**Price:** \$1,940,008  
**Method:** Sold Before Auction  
**Date:** 17/02/2021  
**Property Type:** House

**11 Cypress Way MARIBYRNONG 3032 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,760,000  
**Method:** Auction Sale  
**Date:** 12/02/2022  
**Property Type:** House (Res)  
**Land Size:** 495 sqm approx



**47 Cedar Dr MARIBYRNONG 3032 (REI)**

**Agent Comments**

5 3 2

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 19/03/2021  
**Rooms:** 8  
**Property Type:** House