### 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 33 Waterford Avenue, Maribyrnong Vic 3032 Including suburb and postcode

## Indicative selling price

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

Range betweer	n \$750,000			&	\$	790,000			
Median sale p	rice								
Median price	\$1,100,000	Hou	ise	Х	Unit			Suburb	Maribyrnong
Period - From	01/04/2018	to	31/0	03/2019		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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Townhouse (Res) Agent Comments

**Indicative Selling Price** \$750,000 - \$790,000 **Median House Price** Year ending March 2019: \$1,100,000

## **Comparable Properties**



3/5 Bloomfield Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$822,500 Method: Auction Sale Date: 30/03/2019 Rooms: -Property Type: Townhouse (Res) Land Size: 226 sqm approx



3/86 Raleigh Rd MARIBYRNONG 3032 (REI) **2** 

Agent Comments



Price: \$790.000 Method: Auction Sale Date: 16/02/2019 Rooms: -Property Type: Townhouse (Res)

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.

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