

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

4 HIGH COURT MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,206,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

2/2A NAVY CLOSE MARIBYRNONG VIC 3032	\$1,300,000	12-Oct-21
15 RIVER PARK TERRACE MARIBYRNONG VIC 3032	\$1,397,000	10-Sep-22
13 RIVER PARK TERRACE MARIBYRNONG VIC 3032	\$1,350,000	10-Sep-22

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 6 months.

This Statement of Information was prepared on: 11 November 2022

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2/2A NAVY CLOSE MARIBYRNONG VIC 3032 Sold Price **\$1,300,000** Sold Date **12-Oct-21**

 3  2  2

Distance **0.24km**



15 RIVER PARK TERRACE MARIBYRNONG VIC 3032 Sold Price ^{RS} **\$1,397,000** Sold Date **10-Sep-22**

 4  3  2

Distance **1.02km**



13 RIVER PARK TERRACE MARIBYRNONG VIC 3032 Sold Price ^{RS} **\$1,350,000** Sold Date **10-Sep-22**

 4  3  2

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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