

# 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 Wapiti 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)

Single price

\$929,000

### Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Maribyrnong

Period - From

01/04/2022

to

30/06/2022

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	9 Frangipani La MARIBYRNONG 3032	\$1,095,000	24/07/2021
2	33 Village Way MARIBYRNONG 3032	\$985,000	18/12/2021
3	6/4 Belvedere Cl MARIBYRNONG 3032	\$969,000	26/02/2022

**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:

25/07/2022 13:10



4 2 2

**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$929,000

**Median House Price**  
June quarter 2022: \$1,330,000

## Comparable Properties



**9 Frangipani La MARIBYRNONG 3032 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,095,000  
**Method:** Auction Sale  
**Date:** 24/07/2021  
**Property Type:** House (Res)



**33 Village Way MARIBYRNONG 3032 (REI)**

**Agent Comments**

3 2 2

**Price:** \$985,000  
**Method:** Auction Sale  
**Date:** 18/12/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 270 sqm approx



**6/4 Belvedere Ct MARIBYRNONG 3032 (REI)**

**Agent Comments**

3 3 2

**Price:** \$969,000  
**Method:** Auction Sale  
**Date:** 26/02/2022  
**Property Type:** House (Res)