

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

10/31 WARRS ROAD 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/52-56 MIDDLE ROAD MARIBYRNONG VIC 3032	\$550,000	20-Nov-24
9/3-5 GRANDVIEW AVENUE MARIBYRNONG VIC 3032	\$500,000	20-Jan-25
1/125 RALEIGH ROAD MARIBYRNONG VIC 3032	\$482,000	10-Jan-25

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.

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**1/52-56 MIDDLE ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$550,000** Sold Date **20-Nov-24**

Distance **0.68km**



**9/3-5 GRANDVIEW AVENUE
MARIBYRNONG VIC 3032**

2 1 1

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **20-Jan-25**

Distance **0.12km**



**1/125 RALEIGH ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price ^{RS} **\$482,000** Sold Date **10-Jan-25**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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