

## 18 Saltwater Crescent, Maribyrnong Vic 3032



**4 Bed 2 Bath 3 Car**  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 473 sqm approx  
**Indicative Selling Price**  
 \$1,600,000 - \$1,700,000  
**Median House Price**  
 June quarter 2022: \$1,330,000

## Comparable Properties



**107 Raleigh Road, Maribyrnong 3032 (REI/VG)**  
**5 Bed 3 Bath 2 Car**  
**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 05/05/2022  
**Property Type:** House (Res)  
**Land Size:** 926 sqm approx  
**Agent Comments:** inferior presentation and style home. Inferior size internal. Superior land size



**3 Bream Street, Maribyrnong 3032 (REI/VG)**  
**4 Bed 2 Bath 2 Car**  
**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 08/03/2022  
**Property Type:** House  
**Land Size:** 390 sqm approx  
**Agent Comments:** inferior size, inferior location comparable style and presentation



**3 Browning Crescent, Avondale Heights 3034 (REI)**  
**4 Bed 2 Bath 2 Car**  
**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 16/08/2022  
**Property Type:** House  
**Agent Comments:** Inferior location, inferior size, inferior style and finishes

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

18 Saltwater Crescent, 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 \$1,330,000 House x Suburb Maribyrnong

Period - From 01/04/2022 to 30/06/2022 Source REIV

#### Comparable property sales

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
107 Raleigh Road, MARIBYRNONG 3032	\$1,650,000	05/05/2022
3 Bream Street, MARIBYRNONG 3032	\$1,650,000	08/03/2022
3 Browning Crescent, AVONDALE HEIGHTS 3034	\$1,600,000	16/08/2022

This Statement of Information was prepared on:

11/10/2022