

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

8 Central Park Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$1,420,000

Median sale price

Median price

\$1,282,500

Property Type

House

Suburb

Maribyrnong

Period - From

01/10/2022

to

31/12/2022

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	15 River Park Tce MARIBYRNONG 3032	\$1,397,000	10/09/2022
2	23 Central Park Av MARIBYRNONG 3032	\$1,350,000	22/10/2022
3	13 River Park Tce MARIBYRNONG 3032	\$1,350,000	10/09/2022

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:

04/02/2023 11:39



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,420,000

Median House Price

December quarter 2022: \$1,282,500

Comparable Properties



15 River Park Tce MARIBYRNONG 3032 (REI) Agent Comments

4 3 1

Price: \$1,397,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)



23 Central Park Av MARIBYRNONG 3032 (REI) Agent Comments

3 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 22/10/2022

Property Type: House (Res)



13 River Park Tce MARIBYRNONG 3032 (REI) Agent Comments

4 3 2

Price: \$1,350,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

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