

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

35 River Street 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

\$1,000,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,051,250

Property type

House

Suburb

Maribyrnong

Period-from

01 Oct 2019

to

30 Sep 2020

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

36 Birdwood Street Maribyrnong VIC 3032	\$891,000	08-Jul-20
29 Oakland Street Maribyrnong VIC 3032	\$1,030,000	18-Jun-20
10 Stanlake Street Footscray VIC 3011	\$1,050,000	26-Feb-20

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: 05 October 2020



36 Birdwood Street Maribyrnong VIC 3032

2 1 2

Sold Price

RS

\$891,000

Sold Date

08-Jul-20

Distance

0.55km



29 Oakland Street Maribyrnong VIC 3032

4 2 2

Sold Price

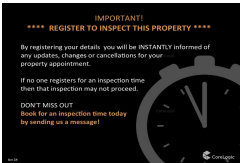
\$1,030,000

Sold Date

18-Jun-20

Distance

1.18km



10 Stanlake Street Footscray VIC 3011

2 1 1

Sold Price

\$1,050,000

Sold Date

26-Feb-20

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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