

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

12/52-56 Middle Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$575,000 Property Type Unit 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	52 Kynoch La MARIBYRNONG 3032	\$595,000	17/09/2022
2	28 Blair St MARIBYRNONG 3032	\$575,000	20/09/2022
3	216/5 Ordnance Reserve MARIBYRNONG 3032	\$550,000	17/11/2022

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:

16/03/2023 16:35



Property Type:
Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

December quarter 2022: \$575,000

Comparable Properties



52 Kynoch La MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$595,000

Method: Auction Sale

Date: 17/09/2022

Property Type: Townhouse (Res)



28 Blair St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 20/09/2022

Property Type: Townhouse (Res)



216/5 Ordance Reserve MARIBYRNONG 3032 (REI) Agent Comments



Price: \$550,000

Method: Private Sale

Date: 17/11/2022

Property Type: Apartment

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