

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

9/8 Newstead Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$417,500

Median sale price

Median price

\$530,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/01/2019

to

31/12/2019

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	8/8 Newstead St, Maribyrnong, Vic 3032, Australia	\$417,500	09/01/2020
2			
3			

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:

02/03/2020 16:07



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$417,500

Median Unit Price

Year ending December 2019: \$530,500

Comparable Properties

8/8 Newstead St, Maribyrnong, Vic 3032,
Australia (REI)

Agent Comments

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Price: \$417,500

Method:

Date: 09/01/2020

Property Type: Apartment

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.