

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

15 Merlyn Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,300,000 House X Unit Suburb Maribyrnong

Period - From 01/01/2018 to 31/03/2018 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	33 Pridham St MARIBYRNONG 3032	\$1,200,000	01/12/2017
2	33 Hillside Cr MARIBYRNONG 3032	\$1,150,000	07/11/2017
3	35 Saltwater Cr MARIBYRNONG 3032	\$1,101,000	28/10/2017

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 487 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2018: \$1,300,000

Comparable Properties

33 Pridham St MARIBYRNONG 3032 (VG)

Agent Comments

**Price:** \$1,200,000**Method:** Sale**Date:** 01/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 696 sqm approx**33 Hillside Cr MARIBYRNONG 3032 (VG)**

Agent Comments

**Price:** \$1,150,000**Method:** Sale**Date:** 07/11/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 506 sqm approx**35 Saltwater Cr MARIBYRNONG 3032 (REI/VG)** Agent Comments**Price:** \$1,101,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 419 sqm approx