

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

6 Amarco Crescent, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,287,000 Property Type House Suburb Maribyrnong

Period - From 01/07/2021 to 30/09/2021 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	7 Fisher St MAIDSTONE 3012	\$945,000	02/11/2021
2	44 Cathcart St MAIDSTONE 3012	\$930,000	26/06/2021
3	47 Norfolk St MAIDSTONE 3012	\$900,000	30/06/2021

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:

11/11/2021 11:11



Property Type:
Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

September quarter 2021: \$1,287,000

Comparable Properties



7 Fisher St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$945,000

Method: Sold Before Auction

Date: 02/11/2021

Property Type: House (Res)



44 Cathcart St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 450 sqm approx

47 Norfolk St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 30/06/2021

Rooms: 5

Property Type: House (Res)

Land Size: 323 sqm approx

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455