

# 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

3 Sentry Place, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$672,000 Property Type Townhouse Suburb Maribyrnong

Period - From 23/02/2021 to 22/02/2022 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	12/3-5 Grandview Av MARIBYRNONG 3032	\$560,000	01/09/2021
2	1 Sentry PI MARIBYRNONG 3032	\$520,000	22/10/2021
3	16/3-5 Grandview Av MARIBYRNONG 3032	\$520,000	02/09/2021

**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:

23/02/2022 15:42



2 2 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Townhouse Price**

23/02/2021 - 22/02/2022: \$672,000

## Comparable Properties



**12/3-5 Grandview Av MARIBYRNONG 3032 (REI)**

Agent Comments

2 1 1

**Price:** \$560,000

**Method:** Sold Before Auction

**Date:** 01/09/2021

**Property Type:** Townhouse (Res)



**1 Sentry PI MARIBYRNONG 3032 (REI)**

Agent Comments

2 1 1

**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 22/10/2021

**Property Type:** Unit



**16/3-5 Grandview Av MARIBYRNONG 3032 (REI)**

Agent Comments

2 1 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 02/09/2021

**Property Type:** Townhouse (Res)