

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

27 Woodruff Avenue Maribyrnong VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,019,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$977,000

Property type

House

Suburb

Maribyrnong

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

11 Pier Lane Maribyrnong VIC 3032	\$1,125,000	10-Mar-20
35 Bracken Avenue Maribyrnong VIC 3032	\$1,080,000	08-Mar-20
16 Enclave Avenue Ascot Vale VIC 3032	\$1,040,000	16-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 01 May 2020

**11 Pier Lane Maribyrnong VIC 3032**

Sold Price

\$1,125,000

Sold Date

10-Mar-20

3



2



2

Distance

0.29km**35 Bracken Avenue Maribyrnong VIC 3032**

Sold Price

^{RS}**\$1,080,000**

Sold Date

08-Mar-20

3



2



2

Distance

0.3km**16 Enclave Avenue Ascot Vale VIC 3032**

Sold Price

\$1,040,000

Sold Date

16-Nov-19

3



2



2

Distance

1.36km**RS** = Recent sale**UN** = Undisclosed Sale

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