

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

14 Endeavour Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,267,500

Property Type

House

Suburb

Maribyrnong

Period - From

01/01/2023

to

31/03/2023

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	30 Eucalyptus Dr MAIDSTONE 3012	\$1,600,000	13/05/2023
2	7 Alameda Av MARIBYRNONG 3032	\$1,548,500	15/04/2023
3	30 Kellaway St MARIBYRNONG 3032	\$1,500,000	22/04/2023

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:

21/06/2023 14:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
March quarter 2023: \$1,267,500

Comparable Properties



30 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)



7 Alameda Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,548,500
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 692 sqm approx



30 Kellaway St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 686 sqm approx