

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 Waterside Place, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$1,850,000

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	68 Cumberland Dr MARIBYRNONG 3032	\$2,260,000	22/03/2018
2	57 The Parade ASCOT VALE 3032	\$2,085,000	20/03/2018
3	14 Newsom St ASCOT VALE 3032	\$2,000,000	12/03/2018

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: 458 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000

Median House Price

March quarter 2018: \$1,300,000

Comparable Properties



68 Cumberland Dr MARIBYRNONG 3032 (REI) **Agent Comments**



Price: \$2,260,000

Method: Private Sale

Date: 22/03/2018

Rooms: -

Property Type: House (Res)



57 The Parade ASCOT VALE 3032 (REI) **Agent Comments**



Price: \$2,085,000

Method: Private Sale

Date: 20/03/2018

Rooms: -

Property Type: House

Land Size: 492 sqm approx



14 Newsom St ASCOT VALE 3032 (REI) **Agent Comments**



Price: \$2,000,000

Method: Sold Before Auction

Date: 12/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 1104 sqm approx