## 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

23 Central Park Avenue, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale p	rice								
Median price	\$1,330,000	Pro	operty Type	Hou	se		Suburb	Maribyrnong	
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	19 Navigator St MARIBYRNONG 3032	\$1,150,000	26/03/2022
2	27 Hillside Cr MARIBYRNONG 3032	\$1,100,000	27/08/2022
3	1 Nayook La MARIBYRNONG 3032	\$1,015,000	30/07/2022

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:

20/09/2022 09:38









Rooms: 5 Property Type: House Land Size: 440 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June guarter 2022: \$1,330,000

# **Comparable Properties**



19 Navigator St MARIBYRNONG 3032 (REI)



Price: \$1,150,000 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res) Land Size: 700 sqm approx

#### 27 Hills 27 Hills 27 Hills 27 Hills 27 Hills 27 Hills 27 Hills

27 Hillside Cr MARIBYRNONG 3032 (REI)

**6** 2

Agent Comments

Agent Comments

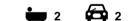


Price: \$1,100,000 Method: Auction Sale Date: 27/08/2022 Property Type: House (Res) Land Size: 551 sqm approx

2



1 Nayook La MARIBYRNONG 3032 (REI)



Agent Comments



Price: \$1,015,000 Method: Auction Sale Date: 30/07/2022 Property Type: House (Res)

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



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