

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,330,000 Property Type House Suburb Maribyrnong

Period - From 01/04/2022 to 30/06/2022 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	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



3 2 2

**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 quarter 2022: \$1,330,000

## Comparable Properties



**19 Navigator St MARIBYRNONG 3032 (REI)**

Agent Comments

3 1 2

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



**27 Hillside Cr MARIBYRNONG 3032 (REI)**

Agent Comments

3 2 2

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



**1 Nayook La MARIBYRNONG 3032 (REI)**

Agent Comments

3 2 2

**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