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	30 Pridham Street, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$1,282,500	Pro	perty Type	House		Suburb	Maribyrnong
Period - From	01/10/2022	to	31/12/2022		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

Add	dress of comparable property	Price	Date of sale
1	21 Alameda Av MARIBYRNONG 3032	\$1,110,000	02/11/2022
2	3 Chicago St MARIBYRNONG 3032	\$1,100,000	08/10/2022
3	49 Middle Rd MARIBYRNONG 3032	\$1,050,000	05/12/2022

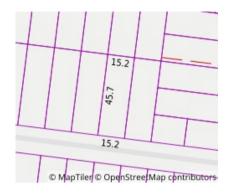
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/03/2023 17:22









Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** December quarter 2022: \$1,282,500

Comparable Properties



21 Alameda Av MARIBYRNONG 3032 (REI)

-- 2

Price: \$1,110,000

Method: Sold Before Auction

Date: 02/11/2022

Property Type: House (Res)

Agent Comments

3 Chicago St MARIBYRNONG 3032 (REI)

-3



Price: \$1,100,000 Method: Auction Sale Date: 08/10/2022

Property Type: House (Res)

Agent Comments



49 Middle Rd MARIBYRNONG 3032 (REI)

--3



Price: \$1,050,000 Method: Private Sale Date: 05/12/2022 Property Type: House Land Size: 428 sqm approx Agent Comments

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



