

# 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

30 Pridham Street, 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 \$1,282,500

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/03/2023 17:22



**Property Type:**  
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)**

Agent Comments



**Price:** \$1,110,000  
**Method:** Sold Before Auction  
**Date:** 02/11/2022  
**Property Type:** House (Res)

**3 Chicago St MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 08/10/2022  
**Property Type:** House (Res)



**49 Middle Rd MARIBYRNONG 3032 (REI)**

Agent Comments



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

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