

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

5 Sentry Place, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$455,000 Property Type Unit Suburb Maribyrnong

Period - From 01/04/2024 to 30/06/2024 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	4 Blair St MARIBYRNONG 3032	\$715,000	12/08/2024
2	3/37 Afton St ABERFELDIE 3040	\$798,000	09/08/2024
3	44 Williamson Rd MARIBYRNONG 3032	\$780,000	04/06/2024

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:

27/08/2024 09:28

Rebecca Smith
0403 777 424
rebecca@whitefoxrealestate.com.au



3 3 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median Unit Price
June quarter 2024: \$455,000

Comparable Properties



4 Blair St MARIBYRNONG 3032 (REI)

3 2 2

Price: \$715,000
Method: Sold Before Auction
Date: 12/08/2024
Property Type: Townhouse (Res)

Agent Comments

Great comparable as both properties are modern, three bedroom townhouses with high end finishes located in Maribyrnong.



3/37 Afton St ABERFELDIE 3040 (REI)

3 3 2

Price: \$798,000
Method: Private Sale
Date: 09/08/2024
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 139 sqm approx

Agent Comments

Great comparable as both properties are 3 bed, 3 bath townhouses with modern features.



44 Williamson Rd MARIBYRNONG 3032 (REI/VG)

3 2 1

Price: \$780,000
Method: Private Sale
Date: 04/06/2024
Property Type: Townhouse (Res)

Agent Comments

Great comparable as both properties are three bedroom townhouses located in the same suburb.

Account - Whitefox Real Estate | P: 96459699



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