## 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

32 Oakland Street, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,250,000		&		\$1,350,000				
Median sale p	rice								
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	Maribyrnong	
Period - From	01/01/2022	to	31/03/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	2 Pridham St MARIBYRNONG 3032	\$1,455,000	05/03/2022
2	15 Oakland St MARIBYRNONG 3032	\$1,260,000	15/12/2021
3	54 Bloomfield Av MARIBYRNONG 3032	\$1,250,000	26/03/2022

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:

06/06/2022 16:41









Rooms: 5 Property Type: House Land Size: 670 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2022: \$1,200,000

# **Comparable Properties**



2 Pridham St MARIBYRNONG 3032 (REI)



Price: \$1,455,000 Method: Auction Sale Date: 05/03/2022 Property Type: Land (Res) Land Size: 697 sqm approx

15 Oakland St MARIBYRNONG 3032 (REI)

Agent Comments

Agent Comments



Price: \$1,260,000 Method: Private Sale Date: 15/12/2021 Property Type: House Land Size: 665 sqm approx



54 Bloomfield Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$1,250,000 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res) Land Size: 654 sqm approx

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



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