

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 25 Cornwall Place, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

Median sale price

Median price \$1,300,000 House X Unit Suburb Maribyrnong

Period - From 01/01/2018 to 31/03/2018 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	11 Cornwall PI MARIBYRNONG 3032	\$1,700,000	15/10/2017
2	22 Myross Av ASCOT VALE 3032	\$1,450,000	21/10/2017
3	45 Magazine Way MARIBYRNONG 3032	\$1,440,000	17/03/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,500,000

Median House Price

March quarter 2018: \$1,300,000

Comparable Properties



11 Cornwall PI MARIBYRNONG 3032 (REI/VG) Agent Comments

5 3 6

Price: \$1,700,000

Method: Sold Before Auction

Date: 15/10/2017

Rooms: 8

Property Type: House (Res)



22 Myross Av ASCOT VALE 3032 (REI/VG) Agent Comments

4 2 2

Price: \$1,450,000

Method: Auction Sale

Date: 21/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 274 sqm approx



45 Magazine Way MARIBYRNONG 3032 (REI) Agent Comments

4 4 2

Price: \$1,440,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)