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

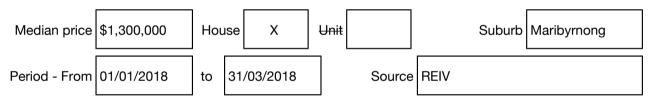
25 Cornwall Place, Maribyrnong Vic 3032

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



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.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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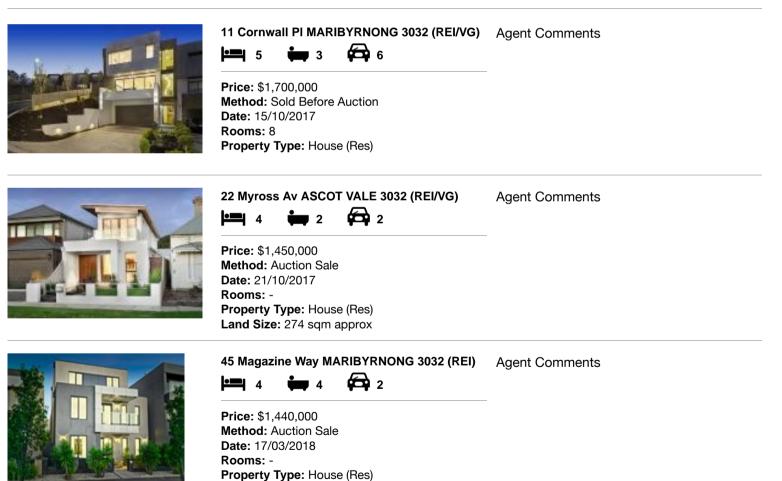
hockingstuart





Rooms: Property Type: House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$1,450,000 - \$1,500,000 Median House Price March guarter 2018: \$1,300,000

Comparable Properties



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