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

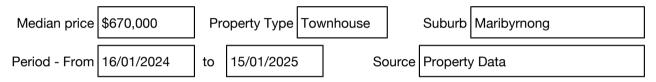
19/3-5 Grandview Avenue, Maribyrnong Vic 3032

Indicative selling price

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Single price \$570,000

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 Parade Sq MARIBYRNONG 3032	\$575,000	06/12/2024
2	10/3-5 Grandview Av MARIBYRNONG 3032	\$515,000	01/11/2024
3	2/127 Raleigh Rd MARIBYRNONG 3032	\$560,000	10/09/2024

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:

16/01/2025 11:41









Rooms: 2 Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$570,000 Median Townhouse Price 16/01/2024 - 15/01/2025: \$670,000

Comparable Properties

11 Parade Sq MARIBYRNONG 3032 (REI) 2 2 1 Price: \$575,000 Method: Sold Before Auction Date: 06/12/2024 Property Type: Unit	Agent Comments
10/3-5 Grandview Av MARIBYRNONG 3032 (REI) 1 2 1 Price: \$515,000 Method: Private Sale Date: 01/11/2024 Property Type: Townhouse (Res)	Agent Comments
2/127 Raleigh Rd MARIBYRNONG 3032 (REI) 2 1 1 1 Price: \$560,000 Method: Private Sale Date: 10/09/2024 Property Type: Townhouse (Single)	Agent Comments

Account - Biggin & Scott | P: 03 9317 5577



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