# 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

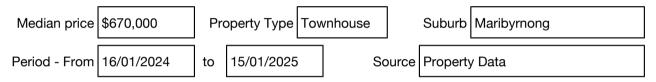
19/3-5 Grandview Avenue, Maribyrnong Vic 3032

### Indicative selling price

|                         |           |                     | , , ,,          |
|-------------------------|-----------|---------------------|-----------------|
| For the meaning of this | nrica saa | consumer vic dov au | /underguoting   |
| For the meaning of this | phice 3cc | consumer.vic.gov.au | / under quoting |

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)<br>2 2 1<br>Price: \$575,000<br>Method: Sold Before Auction<br>Date: 06/12/2024<br>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)<br>2 1 1 1<br>Price: \$560,000<br>Method: Private Sale<br>Date: 10/09/2024<br>Property Type: Townhouse (Single) | Agent Comments |

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



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