

# 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 217/5 Ordnance Reserve, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$490,000

### Median sale price

Median price \$487,500 Property Type Unit Suburb Maribyrnong

Period - From 20/12/2023 to 19/12/2024 Source Property Data

### 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	1/5 Fabian Ct MARIBYRNONG 3032	\$485,000	24/09/2024
2	39 Cavalry Cirt MARIBYRNONG 3032	\$470,000	20/09/2024
3	306/7 Ordnance Res MARIBYRNONG 3032	\$460,000	11/09/2024

**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: 20/12/2024 12:42



 2  
  1  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$490,000

**Median Unit Price**

20/12/2023 - 19/12/2024: \$487,500

## Comparable Properties



**1/5 Fabian Ct MARIBYRNONG 3032 (REI/VG)**

Agent Comments

 2  
  1  
  1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 24/09/2024

**Property Type:** Townhouse (Res)



**39 Cavalry Cirt MARIBYRNONG 3032 (REI/VG)**

Agent Comments

 2  
  2  
  1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 20/09/2024

**Property Type:** Apartment

**306/7 Ordnance Res MARIBYRNONG 3032 (VG)**

Agent Comments

 2  
  -  
  -

**Price:** \$460,000

**Method:** Sale

**Date:** 11/09/2024

**Property Type:** Strata Unit/Flat

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655