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									
Range betweer	\$450,000		&		\$490,000				
Median sale p	rice								
Median price	\$487,500	Pro	operty Type	Unit			Suburb	Maribyrnong	
Period - From	20/12/2023	to	19/12/2024		So	urce	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.

Ado	dress 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





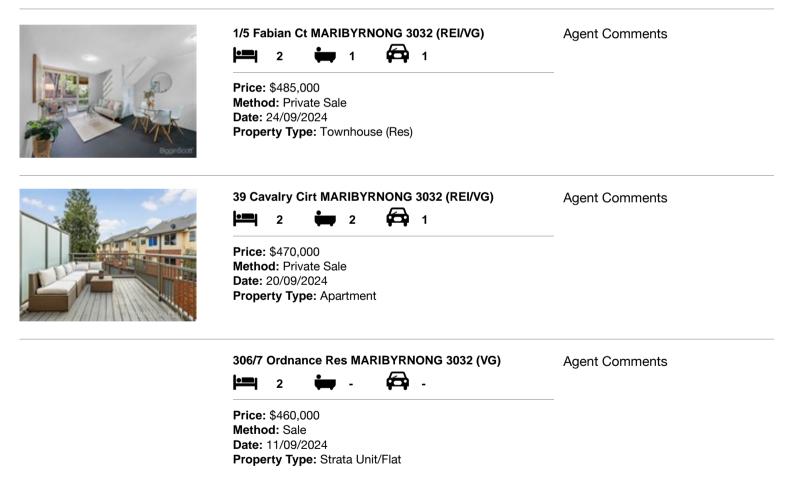




Property Type: Apartment Agent Comments

Indicative Selling Price \$450,000 - \$490,000 Median Unit Price 20/12/2023 - 19/12/2024: \$487,500

Comparable Properties



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



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