

9/9 Fabian Court, Maribyrnong Vic 3032



2 Bed 1 Bath 1 Car

Property Type: Townhouse

Indicative Selling Price

\$499,000

Median House Price

Year ending March 2022: \$552,000

Comparable Properties



15/9 Fabian Court, Maribyrnong 3032 (VG)

2 Bed 1 Bath 1 Car

Price: \$550,000

Method: Sale

Date: 19/01/2022

Property Type: Strata Unit/ Flat

Agent Comments: Located in the same development, superior condition.



24/9 Fabian Court, Maribyrnong 3032 (VG)

2 Bed 1 Bath 1 Car

Price: \$540,000

Method: Sale

Date: 28/10/2021

Property Type: Townhouse (Single)

Agent Comments: Located in the same development, superior condition.



5/1 Grandview Avenue, Maribyrnong 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$520,000

Method: Private Sale

Date: 16/03/2022

Property Type: Townhouse (Single)

Agent Comments: Comparable accommodation in a nearby block.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

9/9 Fabian Court, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$499,000

Median sale price

Median price

\$552,000

Unit

x

Suburb

Maribyrnong

Period - From

01/04/2021

to

31/03/2022

Source

REIV

Comparable property sales

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
15/9 Fabian Court, MARIBYRNONG 3032	\$550,000	19/01/2022
24/9 Fabian Court, MARIBYRNONG 3032	\$540,000	28/10/2021
5/1 Grandview Avenue, MARIBYRNONG 3032	\$520,000	16/03/2022

This Statement of Information was prepared on:

12/07/2022