

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

16 Magazine Way, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$1,495,000

Median sale price

Median price \$1,100,000

House

X

Unit

Suburb Maribyrnong

Period - From 01/04/2018

to

31/03/2019

Source REIV

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	11a Lennox St MOONEE PONDS 3039	\$1,580,000	16/03/2019
2	2 Speargrass St MARIBYRNONG 3032	\$1,320,000	03/12/2018
3	38 Magazine Way MARIBYRNONG 3032	\$1,250,000	07/05/2019

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.

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Indicative Selling Price

\$1,495,000

Median House Price

Year ending March 2019: \$1,100,000



3 2 2

Rooms: 5

Property Type: House (Res)

Land Size: 313 sqm approx

Agent Comments

Comparable Properties



11a Lennox St MOONEE PONDS 3039 (REI/VG) Agent Comments

4 2 2

Price: \$1,580,000

Method: Private Sale

Date: 16/03/2019

Rooms: -

Property Type: Townhouse (Single)

Land Size: 345 sqm approx



2 Speargrass St MARIBYRNONG 3032 (REI/VG)

Agent Comments

4 2 2

Price: \$1,320,000

Method: Private Sale

Date: 03/12/2018

Rooms: 7

Property Type: House

Land Size: 450 sqm approx



38 Magazine Way MARIBYRNONG 3032 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Private Sale

Date: 07/05/2019

Rooms: 6

Property Type: House