

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 7 Cumberland Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,155,000 House X Unit Suburb Maribyrnong

Period - From 01/04/2017 to 30/06/2017 Source REIV

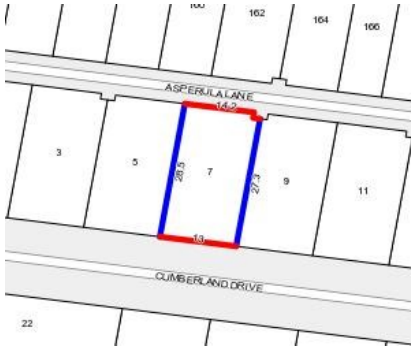
Comparable property sales (*Delete A or B below as applicable)

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	12 Riverbank Dr MARIBYRNONG 3032	\$1,250,000	15/05/2017
2	6 Woodruff Av MARIBYRNONG 3032	\$1,200,000	17/06/2017
3	13 Cedar Dr MARIBYRNONG 3032	\$1,200,000	07/08/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



12 Riverbank Dr MARIBYRNONG 3032 (VG)

Agent Comments



Price: \$1,250,000

Method: Sale

Date: 15/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 493 sqm approx



6 Woodruff Av MARIBYRNONG 3032 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 17/06/2017

Rooms: -

Property Type: House

Land Size: 349 sqm approx



13 Cedar Dr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 07/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 350 sqm approx