

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 13 Cumberland Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,147,500 House X Unit Suburb Maribyrnong

Period - From 01/07/2017 to 30/06/2018 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	2 Shearwater Cr MARIBYRNONG 3032	\$1,320,000	05/03/2018
2	8a Warrs Rd MARIBYRNONG 3032	\$1,300,000	03/03/2018
3	14 Dove St WEST FOOTSCRAY 3012	\$1,250,000	17/03/2018

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 (Res)
Land Size: 369 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2018: \$1,147,500

Comparable Properties



2 Shearwater Cr MARIBYRNONG 3032 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 05/03/2018
Rooms: -
Property Type: House



8a Warrs Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House



14 Dove St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House