

# 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

3/55 Jacks Way, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$635,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Maribyrnong

Period - From 01/01/2022 to 31/03/2022 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	4/55 Jacks Way, Maribyrnong, Vic 3032, Australia	\$650,000	29/11/2021
2	302/55 Cumberland Dr MARIBYRNONG 3032	\$635,000	22/02/2022
3	G16/55 Cumberland Dr MARIBYRNONG 3032	\$615,000	04/02/2022

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:

30/05/2022 11:26

3/55 Jacks Way, Maribyrnong Vic 3032

Matt Klein  
9317 6500  
0499 50 33 66  
matt@avionproperties.com.au



 2  2  2

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$635,000  
**Median Unit Price**  
March quarter 2022: \$605,000

## Comparable Properties

4/55 Jacks Way, Maribyrnong, Vic 3032,  
Australia (REI)

**Agent Comments**

 2  2  2

**Price:** \$650,000  
**Method:**  
**Date:** 29/11/2021  
**Property Type:** Apartment



302/55 Cumberland Dr MARIBYRNONG 3032  
(REI)

**Agent Comments**

 2  2  2

**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 22/02/2022  
**Property Type:** Apartment



G16/55 Cumberland Dr MARIBYRNONG 3032  
(REI)

**Agent Comments**

 2  2  1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 04/02/2022  
**Property Type:** Apartment

**Account - Avion Properties** | P: 03 9317 6500



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