

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

5/125 Raleigh Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$495,000

&

\$540,000

Median sale price

Median price

\$546,750

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/01/2021

to

31/12/2021

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	26/2 Horizon Dr MARIBYRNONG 3032	\$530,000	21/02/2022
2	506B/2 Wests Rd MARIBYRNONG 3032	\$525,000	10/02/2022
3	6/125 Raleigh Rd MARIBYRNONG 3032	\$506,000	17/02/2022

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:

23/03/2022 14:45

5/125 Raleigh Road, Maribyrnong Vic 3032

Nick Cartledge

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Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending December 2021: \$546,750



2 1 1

Rooms: 4

Property Type: Apartment

Land Size: 66 sqm approx

Agent Comments

Comparable Properties



26/2 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$530,000

Method: Private Sale

Date: 21/02/2022

Property Type: Apartment



506B/2 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$525,000

Method: Private Sale

Date: 10/02/2022

Property Type: Apartment



6/125 Raleigh Rd MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$506,000

Method: Private Sale

Date: 17/02/2022

Property Type: Unit

Account - Avion Properties | P: 03 9317 6500



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