

## 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

21 ALAMEDA AVENUE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

9 OAKLAND STREET MARIBYRNONG VIC 3032	\$1,250,000	08-Jul-24
12 RANDALL STREET MARIBYRNONG VIC 3032	\$1,113,888	21-Oct-24
18 RANDALL STREET MARIBYRNONG VIC 3032	\$1,101,000	25-May-24

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 6 months.~~

This Statement of Information was prepared on: 05 January 2025



**9 OAKLAND STREET  
MARIBYRNONG VIC 3032**

4 2 2

Sold Price **\$1,250,000** Sold Date **08-Jul-24**

Distance **0.21km**



**12 RANDALL STREET  
MARIBYRNONG VIC 3032**

3 1 -

Sold Price **\$1,113,888** Sold Date **21-Oct-24**

Distance **0.46km**



**18 RANDALL STREET  
MARIBYRNONG VIC 3032**

3 1 1

Sold Price **\$1,101,000** Sold Date **25-May-24**

Distance **0.51km**

RS = Recent sale      UN = Undisclosed Sale

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