

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

34 Dale Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$1,380,000

Median sale price

Median price

\$1,232,500

Property Type

House

Suburb

Maribyrnong

Period - From

01/07/2023

to

30/09/2023

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	10 Knight St ABERFELDIE 3040	\$1,400,000	24/06/2023
2	9 Riverview Ct MARIBYRNONG 3032	\$1,375,000	13/09/2023
3	3 Downland Sq AVONDALE HEIGHTS 3034	\$1,370,000	28/10/2023

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:

27/11/2023 10:36



 4
  3
  2

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000

Median House Price

September quarter 2023: \$1,232,500

Comparable Properties



10 Knight St ABERFELDIE 3040 (REI)

Agent Comments

 3
  1
  1

Price: \$1,400,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 705 sqm approx



9 Riverview Ct MARIBYRNONG 3032 (REI)

Agent Comments

 4
  2
  2

Price: \$1,375,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 552 sqm approx



3 Downland Sq AVONDALE HEIGHTS 3034 (REI)

Agent Comments

 4
  2
  2

Price: \$1,370,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 902 sqm approx

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455