Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$900,000 & \$990,000	Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$1,200,000	Pro	perty Type	House		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

Add	dress of comparable property	Price	Date of sale
1	7 Central Park Av MARIBYRNONG 3032	\$1,011,000	23/02/2021
2	14 Flemming Av MARIBYRNONG 3032	\$1,007,500	24/04/2021
3	6/4 Belvedere CI MARIBYRNONG 3032	\$969,000	26/02/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/05/2022 09:24













Rooms: 5

Property Type: House Land Size: 276 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** March quarter 2022: \$1,200,000

Comparable Properties



7 Central Park Av MARIBYRNONG 3032 (REI)





Price: \$1,011,000

Method: Sold Before Auction

Date: 23/02/2021 Property Type: House







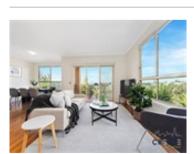
Price: \$1,007,500

Method: Auction Sale Date: 24/04/2021

Property Type: House (Res)

Agent Comments

Agent Comments



6/4 Belvedere CI MARIBYRNONG 3032 (REI)

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Price: \$969.000 Method: Auction Sale Date: 26/02/2022

Property Type: House (Res)

Agent Comments

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