

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

### Sections 47AF of the *Estate Agents Act 1980*

**PROPERTY:** 22/52-56 MIDDLE ROAD, 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 \$\*530,000.00 & \$580,000.00

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$475,000.00 \*House ----- \*Unit X Suburb MARIBYRNONG  
Period - From 01 JAN 2017 to 18 SEP 2017 Source PRICEFINDER

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 7/11 GRANDVIEW AVENUE, MARIBYRNONG VIC 3032	\$516,000.00	25 / 03 / 2017
2. 5/31-33 WARRS ROAD, MARIBYRNONG VIC 3032	\$575,000.00	10 / 05 / 2017
3. 21/9 FABIAN COURT, MARIBYRNONG VIC 3032	\$530,000.00	27 / 05 / 2017

**OR**

~~**B\*** **Either** 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\*.~~

~~**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.~~

(\*Delete as applicable)