

# 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

55 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)

Range between \$899,999 & \$989,998

### Median sale price

Median price \$700,250 Property Type Townhouse Suburb Maribyrnong

Period - From 12/07/2021 to 11/07/2022 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	Price	Date of sale
1		
2		
3		

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: 12/07/2022 10:22



3 2 2

**Rooms:** 5  
**Property Type:** Townhouses

**Agent Comments**

Brand New 3 bedroom townhouses in this amazing location within a short stroll to parks Maribyrnong river and Highpoint shopping centre.

**Indicative Selling Price**  
\$899,999 - \$989,998  
**Median Townhouse Price**  
12/07/2021 - 11/07/2022: \$700,250

## Comparable Properties

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.

**Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897**



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