

# 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

35 Bracken 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)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,155,444

Property Type House

Suburb Maribyrnong

Period - From 01/01/2019

to 31/12/2019

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	2/42 Walter St ASCOT VALE 3032	\$1,140,000	22/02/2020
2	1a White St FOOTSCRAY 3011	\$1,060,000	07/02/2020
3	21 Haven Cr ASCOT VALE 3032	\$1,038,500	17/10/2019

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:

27/02/2020 16:54



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending December 2019: \$1,155,444

## Comparable Properties

**2/42 Walter St ASCOT VALE 3032 (REI)**

Agent Comments



**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** Townhouse (Res)



**1a White St FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$1,060,000

**Method:** Sold Before Auction

**Date:** 07/02/2020

**Property Type:** Townhouse (Res)



**21 Haven Cr ASCOT VALE 3032 (REI/VG)**

Agent Comments



**Price:** \$1,038,500

**Method:** Sold Before Auction

**Date:** 17/10/2019

**Property Type:** Townhouse (Res)

**Land Size:** 171 sqm approx