

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 4/127 Raleigh Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$545,000 Property Type Unit Suburb Maribyrnong

Period - From 01/04/2021 to 30/06/2021 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 | 11/31-33 Warrs Rd MARIBYRNONG 3032 | \$515,500 | 04/06/2021 |
| 2 | 2/7 Grandview Av MARIBYRNONG 3032 | \$545,000 | 31/05/2021 |
| 3 | 1/5 Fabian Ct MARIBYRNONG 3032 | \$527,000 | 08/05/2021 |

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: 28/07/2021 11:09



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
June quarter 2021: \$545,000

Comparable Properties



11/31-33 Warrs Rd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$515,500
Method: Private Sale
Date: 04/06/2021
Rooms: 3
Property Type: Townhouse (Res)



2/7 Grandview Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$545,000
Method: Private Sale
Date: 31/05/2021
Property Type: Townhouse (Single)



1/5 Fabian Ct MARIBYRNONG 3032 (REI) Agent Comments



Price: \$527,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Townhouse (Res)