

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

47 Cedar Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,680,000

&

\$1,750,000

Median sale price

Median price \$1,243,000

Property Type House

Suburb Maribyrnong

Period - From 01/10/2019

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	14 Lorgrove Ct AVONDALE HEIGHTS 3034	\$1,735,000	23/11/2019
2	24 Saltwater Cr MARIBYRNONG 3032	\$1,645,000	12/04/2020
3	4 Barb St MARIBYRNONG 3032	\$1,635,000	09/04/2020

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:

21/04/2020 16:43



Property Type:
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,750,000
Median House Price
December quarter 2019: \$1,243,000

Comparable Properties



14 Lorgrove Ct AVONDALE HEIGHTS 3034 (REI)

Agent Comments



Price: \$1,735,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 1126 sqm approx



24 Saltwater Cr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,645,000
Method: Private Sale
Date: 12/04/2020
Property Type: House



4 Barb St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,635,000
Method: Private Sale
Date: 09/04/2020
Property Type: House