

## 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

17 Mitchell Street, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$880,000

#### Median sale price

Median price

\$1,075,500

House

X

Unit

Suburb

Maribyrnong

Period - From

01/07/2017

to

30/09/2017

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 | 8 Havelock St MAIDSTONE 3012         | \$875,000 | 28/08/2017   |
| 2 | 104 Droop St FOOTSCRAY 3011          | \$850,000 | 16/12/2017   |
| 3 | 22 Carmichael St WEST FOOTSCRAY 3012 | \$845,000 | 23/11/2017   |

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.



3   1  

**Rooms:**  
**Property Type:** House  
**Land Size:** 383 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000

**Median House Price**  
September quarter 2017: \$1,075,500

## Comparable Properties



**8 Havelock St MAIDSTONE 3012 (REI)**

**Agent Comments**

4   1   1

**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 28/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 340 sqm approx



**104 Droop St FOOTSCRAY 3011 (REI)**

**Agent Comments**

3   1   1

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 16/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 414 sqm approx



**22 Carmichael St WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**

4   1   1

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 23/11/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 365 sqm approx