

## 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

49 RALEIGH 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) (\*Delete single price or range as applicable)

~~Single Price~~

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

30 RALEIGH ROAD MARIBYRNONG VIC 3032	\$1,050,000	29-Jan-24
57 THE ESPLANADE MARIBYRNONG VIC 3032	\$1,196,000	07-Oct-23
9 RIVERVIEW COURT MARIBYRNONG VIC 3032	\$1,375,000	13-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 10 February 2024

**30 RALEIGH ROAD MARIBYRNONG VIC 3032** Sold Price <sup>RS</sup> **\$1,050,000** <sup>UN</sup> Sold Date **29-Jan-24**

3 2 2

Distance **0.22km****57 THE ESPLANADE MARIBYRNONG VIC 3032**Sold Price **\$1,196,000** Sold Date **07-Oct-23**

3 1 1

Distance **0.31km****9 RIVERVIEW COURT MARIBYRNONG VIC 3032**Sold Price <sup>RS</sup> **\$1,375,000** <sup>UN</sup> Sold Date **13-Sep-23**

4 2 2

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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