

4 Warrs Road, Maribyrnong Vic 3032



3 Bed 1 Bath 3 Car
Rooms: 7
Property Type: Strata Unit/Flat
Land Size: 628 sqm approx
Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 December quarter 2024:
 \$1,350,000

Comparable Properties



12 Pentland Street, Ascot Vale 3032 (REI/VG)
3 Bed 1 Bath 2 Car
Price: \$1,150,000
Method: Sold Before Auction
Date: 01/10/2024
Property Type: House (Res)
Land Size: 536 sqm approx
Agent Comments: Largely original weatherboard on smaller land of 536m2



17 Macedon Street, Maribyrnong 3032 (REI)
3 Bed 1 Bath 2 Car
Price: \$1,125,000
Method: Sold Before Auction
Date: 30/08/2024
Property Type: House (Res)
Land Size: 697 sqm approx
Agent Comments: Similar weatherboard on slightly larger land of 697m2

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4 Warrs Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,350,000

House

x

Suburb

Maribyrnong

Period - From

01/10/2024

to

31/12/2024

Source

REIV

Comparable property sales

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
12 Pentland Street, ASCOT VALE 3032	\$1,150,000	01/10/2024
17 Macedon Street, MARIBYRNONG 3032	\$1,125,000	30/08/2024

This Statement of Information was prepared on:

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