

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

101/7 Sloane Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$611,325

Median sale price

Median price

\$537,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/07/2024

to

30/09/2024

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	314/20 Pier La MARIBYRNONG 3032	\$635,000	24/09/2024
2	3/8 Rosamond Rd FOOTSCRAY 3011	\$630,000	25/07/2024
3	308/82 La Scala Av MARIBYRNONG 3032	\$625,000	24/06/2024

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:

28/10/2024 13:26

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 2
  2
  1

Property Type: Strata Unit/Flat**Land Size:** 84 sqm approx**Agent Comments**

Situated within a landmark precinct this apartment embodies modern luxury with a neutral palette and beautiful finishes, accentuated by the sun-drenched living zones.

Indicative Selling Price

\$611,325

Median Unit Price

September quarter 2024: \$537,000

Comparable Properties

**314/20 Pier La MARIBYRNONG 3032 (REI)****Agent Comments**

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  2
  1

Price: \$635,000**Method:** Private Sale**Date:** 24/09/2024**Property Type:** Apartment**3/8 Rosamond Rd FOOTSCRAY 3011 (VG)****Agent Comments**

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Price: \$630,000**Method:** Sale**Date:** 25/07/2024**Property Type:** Strata Unit/Flat**308/82 La Scala Av MARIBYRNONG 3032 (VG)****Agent Comments**

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Price: \$625,000**Method:** Sale**Date:** 24/06/2024**Property Type:** Strata Unit/Flat

Account - Whitefox Real Estate | P: 96459699



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