

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

5/31 WARRS ROAD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Storage unit

Suburb

Maribyrnong

Period-from

01 Oct 2023

to

30 Sep 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

13/1 GRANDVIEW AVENUE MARIBYRNONG VIC 3032	\$555,000	10-Apr-24
4/40 MIDDLE ROAD MARIBYRNONG VIC 3032	\$585,000	02-Dec-23
4/91 THE ESPLANADE MARIBYRNONG VIC 3032	\$575,000	25-May-24

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: 14 October 2024



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**13/1 GRANDVIEW AVENUE
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$555,000** Sold Date **10-Apr-24**

Distance **0.14km**



**4/40 MIDDLE ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$585,000** Sold Date **02-Dec-23**

Distance **0.54km**



**4/91 THE ESPLANADE
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$575,000** Sold Date **25-May-24**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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