

# 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

2/35 Warrs 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)

Range between \$700,000

&

\$770,000

### Median sale price

Median price \$515,000

Property Type Unit

Suburb Maribyrnong

Period - From 02/03/2019

to

01/03/2020

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	1/8 Hillside Cr MARIBYRNONG 3032	\$786,000	25/10/2019
2	3/75 Mitchell St MAIDSTONE 3012	\$761,000	09/11/2019
3	20 Waterford Av MARIBYRNONG 3032	\$749,000	15/12/2019

**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:

02/03/2020 13:11

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

02/03/2019 - 01/03/2020: \$515,000

## Comparable Properties

**1/8 Hillside Cr MARIBYRNONG 3032 (REI)**

Agent Comments

**Price:** \$786,000**Method:** Private Sale**Date:** 25/10/2019**Property Type:** Townhouse (Res)**3/75 Mitchell St MAIDSTONE 3012 (REI)**

Agent Comments

**Price:** \$761,000**Method:** Auction Sale**Date:** 09/11/2019**Property Type:** Townhouse (Res)**20 Waterford Av MARIBYRNONG 3032 (REI)**

Agent Comments

**Price:** \$749,000**Method:** Private Sale**Date:** 15/12/2019**Property Type:** Townhouse (Res)