

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 Ribbony Walk, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$514,000

House

Unit

X

Suburb

Maribyrnong

Period - From 01/01/2018

to

31/03/2018

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	11 Cavalry Cirt MARIBYRNONG 3032	\$710,000	24/03/2018
2	2/93 Raleigh Rd MARIBYRNONG 3032	\$680,000	14/04/2018
3	13 Rimfire Wik MARIBYRNONG 3032	\$670,000	09/04/2018

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.



3 -

Rooms:
Property Type: House (Res)
Land Size: 80 sqm approx
Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median Unit Price
 March quarter 2018: \$514,000

Comparable Properties



11 Cavalry Cirt MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$710,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 5
Property Type: Townhouse (Res)



2/93 Raleigh Rd MARIBYRNONG 3032 (REI)

Agent Comments

3 2 1

Price: \$680,000
Method: Auction Sale
Date: 14/04/2018
Rooms: 5
Property Type: Townhouse (Res)



13 Rimfire Wlk MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$670,000
Method: Private Sale
Date: 09/04/2018
Rooms: -
Property Type: Townhouse (Res)