

## 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

3/60 Middle 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) (\*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

\$515,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Oct 2020

to

30 Sep 2021

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

11/31-33 Warrs Road Maribyrnong VIC 3032	\$515,500	04-Jun-21
16/3-5 Grandview Avenue Maribyrnong VIC 3032	\$520,000	02-Sep-21
8/1 Grandview Avenue Maribyrnong VIC 3032	\$505,000	03-May-21

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.~~

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**11/31-33 Warrs Road Maribyrnong  
VIC 3032**

2 1 1

Sold Price

<sup>RS</sup> **\$515,500** Sold Date **04-Jun-21**

Distance **0.73km**



**16/3-5 Grandview Avenue  
Maribyrnong VIC 3032**

2 1 1

Sold Price

<sup>RS</sup> **\$520,000** Sold Date **02-Sep-21**

Distance **0.82km**



**8/1 Grandview Avenue Maribyrnong  
VIC 3032**

2 1 1

Sold Price

**\$505,000** Sold Date **03-May-21**

Distance **0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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