

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

1 Pridham Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$1,220,000

Median sale price

Median price \$1,178,500

House

X

Unit

Suburb Maribyrnong

Period - From 01/04/2017

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	7 Middle Rd MARIBYRNONG 3032	\$1,220,000	15/12/2017
2	15 Merlyn St MARIBYRNONG 3032	\$1,150,000	14/05/2018
3	30 Inkerman St MAIDSTONE 3012	\$1,100,000	30/01/2018

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.

1 Pridham Street, Maribyrnong Vic 3032

hockingstuart

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Indicative Selling Price

\$1,220,000

Median House Price

Year ending March 2018: \$1,178,500



3 1 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



7 Middle Rd MARIBYRNONG 3032 (REI)

Agent Comments

3 1 1

Price: \$1,220,000

Method: Sold Before Auction

Date: 15/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 862 sqm approx



15 Merlyn St MARIBYRNONG 3032 (REI)

Agent Comments

3 1 2

Price: \$1,150,000

Method: Auction Sale

Date: 14/05/2018

Rooms: -

Property Type: House (Res)



30 Inkerman St MAIDSTONE 3012 (REI/VG)

Agent Comments

4 1 3

Price: \$1,100,000

Method: Private Sale

Date: 30/01/2018

Rooms: 6

Property Type: House

Land Size: 705 sqm approx