

## 1/8 Newstead Street, Maribyrnong Vic 3032



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$485,000

**Median House Price**

Year ending December 2021:

\$546,750

## Comparable Properties



**6/125 Raleigh Road, Maribyrnong 3032 (REI)**

**2 Bed 1 Bath 1 Car**

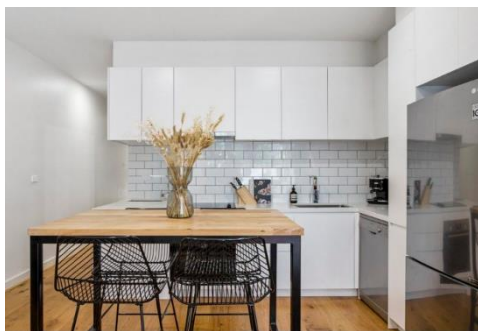
**Price:** \$506,000

**Method:** Private Sale

**Date:** 17/02/2022

**Property Type:** Unit

**Agent Comments:** Ground floor apartment with large I-shaped courtyard, Modern low rise apartment building. Located on a main road, larger size.



**2/16a Leonard Crescent, Ascot Vale 3032(REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$500,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** Apartment

**Agent Comments:** Modern 2 bedroom apartment with decked terrace, superior suburb location.



**3/8 Newstead Street, Maribyrnong 3032(VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$415,000

**Method:** Sale

**Date:** 27/11/2021

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** Located in the same building, unrenovated internally and no courtyard. Inferior property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/8 Newstead Street, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$485,000

#### Median sale price

Median price

\$546,750

Unit

x

Suburb

Maribyrnong

Period - From

01/01/2021

to

31/12/2021

Source

REIV

#### Comparable property sales

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
6/125 Raleigh Road, MARIBYRNONG 3032	\$506,000	17/02/2022
2/16a Leonard Crescent, ASCOT VALE 3032	\$500,000	19/02/2022
3/8 Newstead Street, MARIBYRNONG 3032	\$415,000	27/11/2021

This Statement of Information was prepared on:

09/03/2022 08:02