# 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

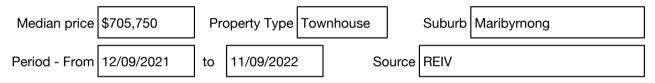
14 Rimfire Walk, Maribyrnong Vic 3032

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$670,000

### Median sale price



# 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	3 Sentry PI MARIBYRNONG 3032	\$700,500	02/04/2022
2	9/6 Horizon Dr MARIBYRNONG 3032	\$690,000	10/02/2022
3	4/91 Raleigh Rd MARIBYRNONG 3032	\$675,000	23/07/2022

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:

12/09/2022 09:42









**Property Type:** Townhouse (Res) Agent Comments

Indicative Selling Price \$670,000 Median Townhouse Price 12/09/2021 - 11/09/2022: \$705,750

# **Comparable Properties**



3 Sentry PI MARIBYRNONG 3032 (REI)



Price: \$700,500 Method: Auction Sale Date: 02/04/2022 Property Type: Townhouse (Res)

#### Agent Comments

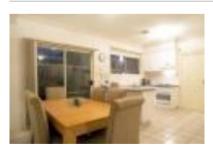
Agent Comments

Agent Comments

9/6 Horizon Dr MARIBYRNONG 3032 (REI)



Price: \$690,000 Method: Sold Before Auction Date: 10/02/2022 Property Type: Townhouse (Res)



4/91 Raleigh Rd MARIBYRNONG 3032 (REI)



Price: \$675,000 Method: Auction Sale Date: 23/07/2022 Property Type: Townhouse (Res)

# Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



propertydata

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