

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

27 Hillside Crescent, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Maribyrnong

Period - From 01/04/2022 to 30/06/2022 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	22 Grandview Av MARIBYRNONG 3032	\$1,160,000	15/12/2021
2	24 Vista Rise MARIBYRNONG 3032	\$1,100,000	01/02/2022
3	68 Raleigh Rd MARIBYRNONG 3032	\$1,070,500	09/07/2022

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:

26/07/2022 16:31



4
 2
 2

Rooms: 5
Property Type: House (Res)
Land Size: 557 sqm approx
 Agent Comments

Indicative Selling Price
 \$990,000 - \$1,080,000

Median House Price
 June quarter 2022: \$1,330,000

Comparable Properties



22 Grandview Av MARIBYRNONG 3032 (REI) Agent Comments

3
 2
 2

Price: \$1,160,000
Method: Private Sale
Date: 15/12/2021
Property Type: House



24 Vista Rise MARIBYRNONG 3032 (REI) Agent Comments

3
 2
 2

Price: \$1,100,000
Method: Private Sale
Date: 01/02/2022
Property Type: Townhouse (Res)



68 Raleigh Rd MARIBYRNONG 3032 (REI) Agent Comments

3
 1
 5

Price: \$1,070,500
Method: Auction Sale
Date: 09/07/2022
Property Type: House (Res)
Land Size: 678 sqm approx

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