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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$990,000		&		\$1,080,000			
Median sale p	rice							
Median price	\$1,330,000	Pro	operty Type	Hou	se		Suburb	Maribyrnong
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ado	dress 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









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



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



24 Vista Rise MARIBYRNONG 3032 (REI)



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

68 Raleigh Rd MARIBYRNONG 3032 (REI)



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

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





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Agent Comments

Agent Comments