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

7 Ribbony Walk, Maribyrnong Vic 3032

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | | |
|-------------------|-------------------|------|--------------|------|------------|------|--------|-------------|--|
| Range betweer | \$650,000 | | & | | \$670,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$695,000 | Pro | operty Type | Том | nhouse | | Suburb | Maribyrnong | |
| Period - From | 06/10/2021 | to | 05/10/2022 | | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 4/91 Raleigh Rd MARIBYRNONG 3032 | \$675,000 | 23/07/2022 |
| 2 | 77 Ulmara Pwy MAIDSTONE 3012 | \$670,000 | 10/09/2022 |
| 3 | 30 Village Way MARIBYRNONG 3032 | \$648,000 | 02/05/2022 |

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:

06/10/2022 11:21









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$650,000 - \$670,000 Median Townhouse Price 06/10/2021 - 05/10/2022: \$695,000

Agent Comments

Agent Comments

Agent Comments

Comparable Properties



4/91 Raleigh Rd MARIBYRNONG 3032 (REI)



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



77 Ulmara Pwy MAIDSTONE 3012 (REI)



Price: \$670,000 Method: Auction Sale Date: 10/09/2022 Property Type: Townhouse (Res)



30 Village Way MARIBYRNONG 3032 (REI)



Price: \$648,000 Method: Sold Before Auction Date: 02/05/2022 Property Type: Townhouse (Res)

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





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