

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 consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$670,000

Median sale price

Median price \$695,000

Property Type Townhouse

Suburb Maribyrnong

Period - From 06/10/2021

to

05/10/2022

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	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



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$650,000 - \$670,000

Median Townhouse Price

06/10/2021 - 05/10/2022: \$695,000

Comparable Properties



4/91 Raleigh Rd MARIBYRNONG 3032 (REI)

Agent Comments

3 2 1

Price: \$675,000

Method: Auction Sale

Date: 23/07/2022

Property Type: Townhouse (Res)



77 Ulmara Pwy MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$670,000

Method: Auction Sale

Date: 10/09/2022

Property Type: Townhouse (Res)



30 Village Way MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$648,000

Method: Sold Before Auction

Date: 02/05/2022

Property Type: Townhouse (Res)