

# 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

11 Parade Square, Maribyrnong, Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

range between

\$530,000

&

\$560,000

### Median sale price

Median price

\$448,750

Property type

Unit

Suburb

Maribyrnong

Period - From

01/10/2023

to

30/09/2024

Source



PropTrack

### 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
16 Parade Square, Maribyrnong, VIC 3032	\$630,000	14/08/2024
15/52 Middle Road, Maribyrnong, VIC 3032	\$572,500	15/06/2024
4/91 The Esplanade, Maribyrnong, VIC 3032	\$575,000	25/05/2024

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: 31/10/2024