

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 13/09/2019

Property offered for sale

Address
Including suburb and
postcode 3/48 Mitchell Street, Maribyrnong

Indicative selling price

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

Single Price \$585,000

Median price \$587,625

Property Type Townhouse

Suburb Maribyrnong

Period - From 1 Sep 2018 to 4 Sep 2019

Source Realestate.com

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 11 Ribbony Walk, Maribyrnong	\$576,000	15/07/2019
2. 16 La Scala Avenue, Maribyrnong	\$575,250	16/04/2019