

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

1 TAMUK STREET MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

2 ALLARA AVENUE MARIBYRNONG VIC 3032	\$1,560,000	29-Jun-24
18 FLEMMING AVENUE MARIBYRNONG VIC 3032	\$1,305,000	30-Apr-24
14 ENDEAVOUR DRIVE MARIBYRNONG VIC 3032	\$1,520,000	02-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 21 January 2025

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2 ALLARA AVENUE
MARIBYRNONG VIC 3032

5 3 2

Sold Price **\$1,560,000** Sold Date **29-Jun-24**

Distance **1.48km**



18 FLEMMING AVENUE
MARIBYRNONG VIC 3032

4 2 2

Sold Price **\$1,305,000** Sold Date **30-Apr-24**

Distance **0.11km**



14 ENDEAVOUR DRIVE
MARIBYRNONG VIC 3032

4 3 2

Sold Price **\$1,520,000** Sold Date **02-Aug-23**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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