

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

2/2 Mitchell Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Maribyrnong

Period - From 01/01/2022 to 31/03/2022 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	2/117 Essex St WEST FOOTSCRAY 3012	\$725,000	16/05/2022
2	3 Sentry PI MARIBYRNONG 3032	\$700,500	02/04/2022
3	4/28 Thomson St MAIDSTONE 3012	\$685,000	05/05/2022

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: 10/06/2022 09:43

2/2 Mitchell Street, Maribyrnong Vic 3032

Matt Klein
9317 6500
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2 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

March quarter 2022: \$605,000

Comparable Properties



2/117 Essex St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

2 1 1

Price: \$725,000

Method: Private Sale

Date: 16/05/2022

Property Type: Townhouse (Res)



3 Sentry PI MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$700,500

Method: Auction Sale

Date: 02/04/2022

Property Type: Townhouse (Res)



4/28 Thomson St MAIDSTONE 3012 (REI) **Agent Comments**

2 2 1

Price: \$685,000

Method: Private Sale

Date: 05/05/2022

Property Type: Townhouse (Res)

Account - Avion Properties | P: 03 9317 6500



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