

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

8/79-81 Raleigh Road 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

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Dec 2019

to

30 Nov 2020

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

7/79-81 Raleigh Road Maribyrnong VIC 3032	\$340,000	14-Aug-20
3/97 Raleigh Road Maribyrnong VIC 3032	\$315,000	22-Oct-20
7/13 Navigator Street Maribyrnong VIC 3032	\$364,000	08-Aug-20

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: 09 December 2020



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**7/79-81 Raleigh Road Maribyrnong
VIC 3032**

Sold Price

\$340,000

Sold Date **14-Aug-20**

2 1 1

Distance

-



**3/97 Raleigh Road Maribyrnong
VIC 3032**

Sold Price

^{RS} **\$315,000**

Sold Date **22-Oct-20**

2 1 1

Distance

0.16km



**7/13 Navigator Street Maribyrnong
VIC 3032**

Sold Price

\$364,000

Sold Date **08-Aug-20**

2 1 1

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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