

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

2/41 Pridham Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$515,000 Property Type Unit Suburb Maribyrnong

Period - From 02/03/2019 to 01/03/2020 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 | 10/9 Grandview Av MARIBYRNONG 3032 | \$535,000 | 06/12/2019 |
| 2 | 2/16 Carmichael St WEST FOOTSCRAY 3012 | \$515,000 | 14/11/2019 |
| 3 | 9/85 Ballarat Rd MAIDSTONE 3012 | \$480,000 | 24/01/2020 |

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:

02/03/2020 13:44



2
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

02/03/2019 - 01/03/2020: \$515,000

Comparable Properties



10/9 Grandview Av MARIBYRNONG 3032 (REI) Agent Comments

2
 1
 1

Price: \$535,000

Method: Private Sale

Date: 06/12/2019

Rooms: 3

Property Type: Apartment



2/16 Carmichael St WEST FOOTSCRAY 3012 (REI) Agent Comments

2
 1
 1

Price: \$515,000

Method: Sold Before Auction

Date: 14/11/2019

Rooms: 4

Property Type: Unit



9/85 Ballarat Rd MAIDSTONE 3012 (REI) Agent Comments

2
 1
 1

Price: \$480,000

Method: Private Sale

Date: 24/01/2020

Property Type: Townhouse (Res)