

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

20 Ibis Place, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$1,380,000

Median sale price

Median price

\$1,288,888

Property Type

House

Suburb

Maribyrnong

Period - From

01/01/2021

to

31/03/2021

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	31 Sanctuary Wlk ASCOT VALE 3032	\$1,361,500	15/05/2021
2	77 Birdwood St MARIBYRNONG 3032	\$1,300,000	07/04/2021
3	4/94 Charles St ASCOT VALE 3032	\$1,355,000	04/01/2021

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:

21/06/2021 11:41



4 3 2

Property Type: House (Res)

Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000

Median House Price

March quarter 2021: \$1,288,888

Comparable Properties



31 Sanctuary Wlk ASCOT VALE 3032 (REI)

Agent Comments

4 3 2

Price: \$1,361,500

Method: Auction Sale

Date: 15/05/2021

Property Type: Townhouse (Res)



77 Birdwood St MARIBYRNONG 3032 (REI)

Agent Comments

4 3 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 07/04/2021

Property Type: House (Res)



4/94 Charles St ASCOT VALE 3032 (REI)

Agent Comments

4 2 2

Price: \$1,355,000

Method: Private Sale

Date: 04/01/2021

Property Type: Townhouse (Single)