

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 7 The Grand, Maribyrnong 3032

Indicative selling price

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

Single price \$1,170,000

Median sale price

Median price \$1,147,500

House



Suburb Maribyrnong

Period - From 1/1/19

to 31/3/19

Source

REIV propertydata.com.au/RPData/Core
Logic

Comparable property sales

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. 8 Owen Street, Maribyrnong	\$1,177,000	24/2/19
2. 24 Woodruff Avenue, Maribyrnong	\$1,260,000	27/11/18
3. 38 Magazine Way, Maribyrnong	\$1,250,000	07/05/19

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 20 May 2019.