

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

24 Vista Rise, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,287,000

Property Type House

Suburb Maribyrnong

Period - From 01/07/2021

to

30/09/2021

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	2 Stanford St ASCOT VALE 3032	\$1,125,000	25/11/2021
2	12 Ringtail Cirt MAIDSTONE 3012	\$1,065,000	18/11/2021
3	4 Angler La MARIBYRNONG 3032	\$1,050,000	30/08/2021

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:

14/12/2021 10:07



3 2 2

Property Type: Townhouse
(Single)

Land Size: 116 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

September quarter 2021: \$1,287,000

Comparable Properties



2 Stanford St ASCOT VALE 3032 (REI)

Agent Comments

3 3 2

Price: \$1,125,000

Method: Sold Before Auction

Date: 25/11/2021

Property Type: House



12 Ringtail Cirt MAIDSTONE 3012 (REI)

Agent Comments

4 2 2

Price: \$1,065,000

Method: Sold Before Auction

Date: 18/11/2021

Property Type: House (Res)



4 Angler La MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 30/08/2021

Property Type: Townhouse (Res)