## 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

30 Kellaway Street, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale price								
Median price	\$1,266,750	Pro	Property Type Hous		se		Suburb	Maribyrnong
Period - From	16/03/2022	to	15/03/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9 Valnere St MARIBYRNONG 3032	\$1,245,000	19/10/2022
2	21 Alameda Av MARIBYRNONG 3032	\$1,110,000	02/11/2022
3	49 Middle Rd MARIBYRNONG 3032	\$1,050,000	05/12/2022

OR

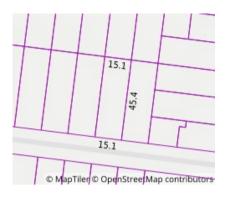
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/03/2023 11:41









**Property Type:** Agent Comments

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** 16/03/2022 - 15/03/2023: \$1,266,750

# **Comparable Properties**



9 Valnere St MARIBYRNONG 3032 (REI)



Price: \$1,245,000 Method: Private Sale Date: 19/10/2022 Property Type: House Land Size: 522 sqm approx Agent Comments

Agent Comments

Agent Comments

21 Alameda Av MARIBYRNONG 3032 (REI)





Price: \$1,110,000 Method: Sold Before Auction Date: 02/11/2022 Property Type: House (Res)

49 Middle Rd MARIBYRNONG 3032 (REI)



**2** 

Price: \$1,050,000 Method: Private Sale Date: 05/12/2022 Property Type: House Land Size: 428 sqm approx

### Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





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