

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,266,750

Property Type

House

Suburb

Maribyrnong

Period - From

16/03/2022

to

15/03/2023

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	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)**

Agent Comments

3 2 4

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



**21 Alameda Av MARIBYRNONG 3032 (REI)**

Agent Comments

2 1 2

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



**49 Middle Rd MARIBYRNONG 3032 (REI)**

Agent Comments

3 2 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