

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 | 105/7 Ordnance Reserve, Maribyrnong, VIC 3032 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$400,000 | & | \$440,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                    |
|---------------|------------|---------------|------------|--------|--------------------|
| Median price  | \$456,000  | Property Type | Unit       | Suburb | Maribyrnong (3032) |
| Period - From | 01/11/2023 | to            | 31/10/2024 | Source | Corelogic          |

Comparable property sales

|   |                                                                                                                                                                                             |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
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| This Statement of Information was prepared on: | 25/11/2024 |
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