

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

16/7 Fabian Court Maribyrnong VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

9/7 Fabian Court Maribyrnong VIC 3032	\$576,000	02-Jun-18
17/9 Fabian Court Maribyrnong VIC 3032	\$540,000	10-Apr-18
Grandview Avenue Maribyrnong VIC 3032	\$541,000	23-Jun-18

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019



9/7 Fabian Court Maribyrnong VIC 3032

Sold Price

\$576,000

Sold Date

02-Jun-18

2

1

1

Distance

0.03km

17/9 Fabian Court Maribyrnong VIC 3032

Sold Price

\$540,000

Sold Date

10-Apr-18

2

1

1

Distance

0.11km

Grandview Avenue Maribyrnong VIC 3032

Sold Price

\$541,000

Sold Date

23-Jun-18

2

-

-

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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