Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	49 Hillsdale Avenue, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between \$720,000 & \$790,000	Range between	\$720,000	&	\$790,000
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Median sale price

Median price \$520,000	Property Type Uni	t Su	uburb Maribyrnong
Period - From 01/07/2018	to 30/06/2019	Source RE	EIV

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

Address of comparable property		Price	Date of sale
1	12 Horizon Dr MARIBYRNONG 3032	\$765,000	23/08/2019
2	40 Rourke La KENSINGTON 3031	\$756,000	31/07/2019
3	2 Lana Way MARIBYRNONG 3032	\$740,000	22/06/2019

OR

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

This Statement of Information was prepared on:	07/10/2019 20:05





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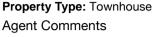
Indicative Selling Price

\$720,000 - \$790,000 Median Unit Price

Year ending June 2019: \$520,000







Modern 3 bedroom, 2 bathroom townhouse with open plan living.

Comparable Properties



12 Horizon Dr MARIBYRNONG 3032 (REI)

— 3





Price: \$765,000 **Method:** Private Sale **Date:** 23/08/2019

Property Type: Townhouse (Single)

Agent Comments

Both modern 3 bedroom town residences. Hillsdale Ave in a superior locale.



40 Rourke La KENSINGTON 3031 (VG)

3





Price: \$756,000 Method: Sale Date: 31/07/2019

Property Type: House (Res) **Land Size:** 97 sqm approx

Agent Comments

Both modern townhouses. Hillsdale offers a bit more space overall and has an additional

bedroom.



2 Lana Way MARIBYRNONG 3032 (REI/VG)



€ 1

Price: \$740,000 Method: Auction Sale Date: 22/06/2019 Rooms: 5

Property Type: House (Res) Land Size: 212 sqm approx

Agent Comments

Both sizeable townhouses. Lana Way offered a larger overall land component however Hillsdale Ave is in a superior locale and a more advanced

property.

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