

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 49 Hillsdale Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Maribyrnong

Period - From 01/07/2018 to 30/06/2019 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	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 comparable properties 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



Property Type: Townhouse

Agent Comments

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

Comparable Properties



12 Horizon Dr MARIBYRNONG 3032 (REI)



Agent Comments

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

Price: \$765,000

Method: Private Sale

Date: 23/08/2019

Property Type: Townhouse (Single)



40 Rourke La KENSINGTON 3031 (VG)



Agent Comments

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

Price: \$756,000

Method: Sale

Date: 31/07/2019

Property Type: House (Res)

Land Size: 97 sqm approx



2 Lana Way MARIBYRNONG 3032 (REI/VG)



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.

Price: \$740,000

Method: Auction Sale

Date: 22/06/2019

Rooms: 5

Property Type: House (Res)

Land Size: 212 sqm approx