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

38 Magazine Way, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$1,320,000

Median sale price

Median price	\$1,300,000	Hou	ise X	Unit		Suburb	Maribyrnong
Period - From	01/01/2018	to	31/03/2018		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.

Ade	dress of comparable property	Price	Date of sale
1	45 Magazine Way MARIBYRNONG 3032	\$1,440,000	17/03/2018
2	2 Shearwater Cr MARIBYRNONG 3032	\$1,320,000	05/03/2018
3	56 Cumberland Dr MARIBYRNONG 3032	\$1,250,000	27/11/2017

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.

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Rooms: Property Type: House (Res) Agent Comments Indicative Selling Price \$1,320,000 Median House Price March quarter 2018: \$1,300,000

Comparable Properties



45 Magazine Way MARIBYRNONG 3032 (REI) Agent Comments



Price: \$1,440,000 Method: Auction Sale Date: 17/03/2018 Rooms: -Property Type: House (Res)



2 Shearwater Cr MARIBYRNONG 3032 (REI) Agent Comments



Price: \$1,320,000 Method: Private Sale Date: 05/03/2018 Rooms: -Property Type: House



56 Cumberland Dr MARIBYRNONG 3032 (REI) Agent Comments



Price: \$1,250,000 Method: Private Sale Date: 27/11/2017 Rooms: 6 Property Type: House (Res)

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