#### 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	10 Grandview 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	\$910,000	&	\$1,001,000

#### Median sale price

Median price	\$1,119,000	Hou	ıse X	Unit		Suburb	Maribyrnong
Period - From	01/01/2017	to	31/12/2017		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.

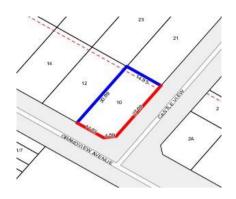
Add	dress of comparable property	Price	Date of sale
1	12 Grandview Av MARIBYRNONG 3032	\$1,270,000	13/05/2017
2	33 Hillside Cr MARIBYRNONG 3032	\$1,150,000	07/11/2017
3	29 hillside Cr MARIBYRNONG 3032	\$1,000,000	11/12/2017

#### 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.













Rooms

Property Type: House (Previously

Occupied - Detached)

Land Size: 474 sqm approx

Agent Comments

Indicative Selling Price \$910,000 - \$1,001,000 Median House Price Year ending December 2017: \$1,119,000

## Comparable Properties



12 Grandview Av MARIBYRNONG 3032

(REI/VG)

4





**Price:** \$1,270,000 **Method:** Auction Sale **Date:** 13/05/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 474 sqm approx

**Agent Comments** 









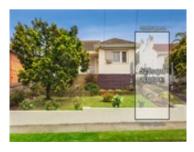


Price: \$1,150,000 Method: Sale Date: 07/11/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 506 sqm approx

**Agent Comments** 



29 hillside Cr MARIBYRNONG 3032 (REI)

**=**3





Price: \$1,000,000

Method: Sold After Auction

Date: 11/12/2017 Rooms: 6

Property Type: House (Res) Land Size: 523 sqm approx

**Agent Comments** 

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





Generated: 22/03/2018 11:30