

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 10 Grandview Avenue, Maribyrnong Vic 3032

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 House 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.

	Address 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.

10 Grandview Avenue, Maribyrnong Vic 3032



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)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 474 sqm approx



33 Hillside Cr MARIBYRNONG 3032 (VG)

Agent Comments



Price: \$1,150,000

Method: Sale

Date: 07/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 506 sqm approx



29 hillside Cr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,000,000

Method: Sold After Auction

Date: 11/12/2017

Rooms: 6

Property Type: House (Res)

Land Size: 523 sqm approx