

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

12/33 CUMBERLAND DRIVE MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

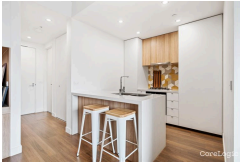
Date of sale

206/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$400,000	25-Oct-23
507/2 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$411,000	24-Nov-23
2/1 MUNRO STREET ASCOT VALE VIC 3032	\$415,000	24-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 11 April 2024



**206/27 VICTORIA STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$400,000** Sold Date **25-Oct-23**

Distance **1.73km**



**507/2 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price ^{RS} **\$411,000** Sold Date **24-Nov-23**

Distance **1.72km**



**2/1 MUNRO STREET ASCOT VALE
VIC 3032**

1 1 1

Sold Price **\$415,000** Sold Date **24-Jan-24**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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