

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

12/82 Raleigh Road, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$489,500

Property Type Unit

Suburb Maribyrnong

Period - From 01/10/2023

to 31/12/2023

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	3/76 Waverley St MOONEE PONDS 3039	\$295,000	31/01/2024
2	9/93 St Leonards Rd ASCOT VALE 3032	\$279,000	31/10/2023
3			

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:

06/02/2024 13:12



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$295,000
Median Unit Price
December quarter 2023: \$489,500

Comparable Properties



3/76 Waverley St MOONEE PONDS 3039 (REI) **Agent Comments**



Price: \$295,000
Method: Private Sale
Date: 31/01/2024
Property Type: Apartment



9/93 St Leonards Rd ASCOT VALE 3032 (REI/VG) **Agent Comments**



Price: \$279,000
Method: Private Sale
Date: 31/10/2023
Property Type: Unit

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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