

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 Rowe Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,125,000 Property Type House 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	12 Merlyn St MARIBYRNONG 3032	\$1,005,000	16/12/2023
2	83 Raleigh Rd MARIBYRNONG 3032	\$975,000	21/11/2023
3	4 Flemming Av MARIBYRNONG 3032	\$915,000	31/01/2024

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:

03/04/2024 14:53

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 3  2  2

Rooms: 6

Property Type: House (Res)

Land Size: 308 sqm approx

Agent Comments

Three bedroom home, with two bathrooms and two off-street parks.

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

December quarter 2023: \$1,125,000

Comparable Properties



12 Merlyn St MARIBYRNONG 3032 (REI/VG)

Agent Comments

 3  2  6

Similar location, bigger block size.

Price: \$1,005,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 515 sqm approx



83 Raleigh Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

 3  2  2

Slightly smaller land size, but similar spec home.

Price: \$975,000

Method: Private Sale

Date: 21/11/2023

Property Type: House (Res)

Land Size: 288 sqm approx



4 Flemming Av MARIBYRNONG 3032 (REI)

Agent Comments

 3  2  2

Similar block size, in Waterford Green.

Price: \$915,000

Method: Private Sale

Date: 31/01/2024

Property Type: House