

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 13 Birdwood Street, Maribyrnong, VIC 3032

Indicative selling price

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

Price Range \$1,020,000 & \$1,120,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Maribyrnong (3032)

Period - From 01/11/2022 to 31/10/2024 Source Corelogic

Comparable property sales

A These are two 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
23 BIRDWOOD STREET, MARIBYRNONG VIC 3032	\$1,100,000	30/10/2023
1/10 PRIDHAM STREET, MARIBYRNONG VIC 3032	\$1,089,000	10/08/2023

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: 02/11/2023