

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 The Grand, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,205,000

Property Type House

Suburb Maribyrnong

Period - From 21/06/2023

to 20/06/2024

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 Cormorant PI MARIBYRNONG 3032	\$1,830,000	23/02/2024
2	15 Pier La MARIBYRNONG 3032	\$1,800,000	01/05/2024
3	44 Cumberland Dr MARIBYRNONG 3032	\$1,600,000	22/04/2024

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:

21/06/2024 18:31



4 3 2

Rooms: 6
Property Type: House
Land Size: 214 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 21/06/2023 - 20/06/2024: \$1,205,000

Comparable Properties



3 Cormorant PI MARIBYRNONG 3032 (REI) Agent Comments

5 3 2

Price: \$1,830,000
Method: Private Sale
Date: 23/02/2024
Property Type: House
Land Size: 337 sqm approx



15 Pier La MARIBYRNONG 3032 (REI) Agent Comments

4 3 3

Price: \$1,800,000
Method: Sold Before Auction
Date: 01/05/2024
Property Type: House (Res)
Land Size: 271.67 sqm approx



44 Cumberland Dr MARIBYRNONG 3032 (REI) Agent Comments

4 2 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 22/04/2024
Property Type: House (Res)
Land Size: 460 sqm approx