## 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

18 Flemming Avenue, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning	r the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	n \$990,000		&		\$1,089,000			
Median sale p	rice							
Median price	\$1,125,000	Pro	operty Type	Hou	se		Suburb	Maribyrnong
Period - From	01/10/2023	to	31/12/2023		So	ource	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 sixmonths 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	7 Flemming Av MARIBYRNONG 3032	\$1,100,000	08/12/2023
2	441 Gordon St MARIBYRNONG 3032	\$1,025,000	21/11/2023
3			

OR

**B**<sup>\*</sup> 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:

09/04/2024 10:46



18 Flemming Avenue, Maribyrnong Vic 3032



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**Property Type:** House (Res) **Land Size:** 348 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,089,000 Median House Price December quarter 2023: \$1,125,000

Contemporary house offering 4 bedrooms 2 bathrooms 2 car garage with 2 living areas

# **Comparable Properties**

	7 Flemming Av MARIBYRNONG 3032 (VG) Price: \$1,100,000 Method: Sale Date: 08/12/2023 Property Type: House (Res) Land Size: 360 sqm approx	Agent Comments Contemporary house offering 4 bedrooms 2 bathrooms 2 car garage with 2 living areas
	441 Gordon St MARIBYRNONG 3032 (REI/VG)	Agent Comments Contemporary property offering 4 bedrooms 2 bathrooms 2 car garage
LIPE	Price: \$1,025,000 Method: Private Sale Date: 21/11/2023 Property Type: House	

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.

#### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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