

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 of this price see consumer.vic.gov.au/underquoting

Range between \$990,000 & \$1,089,000

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 | 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* 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



 4  2  2

Property Type: House (Res)

Land Size: 348 sqm approx

Agent Comments

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

Indicative Selling Price

\$990,000 - \$1,089,000

Median House Price

December quarter 2023: \$1,125,000

Comparable Properties



7 Flemming Av MARIBYRNONG 3032 (VG)

 4  -  -

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)

 4  2  2

Price: \$1,025,000

Method: Private Sale

Date: 21/11/2023

Property Type: House

Agent Comments

Contemporary property offering 4 bedrooms 2 bathrooms 2 car garage

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