

# 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 Ribbony Walk, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$670,000

### Median sale price

Median price \$649,000

Property Type Townhouse

Suburb Maribyrnong

Period - From 19/06/2023

to 18/06/2024

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	18 Blair St MARIBYRNONG 3032	\$722,000	02/03/2024
2	16/4 Wests Rd MARIBYRNONG 3032	\$675,000	06/05/2024
3	15/4 Wests Rd MARIBYRNONG 3032	\$670,000	09/02/2024

**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:

19/06/2024 15:17