

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

2/127 RALEIGH ROAD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

5/127 RALEIGH ROAD MARIBYRNONG VIC 3032	\$600,000	16-Nov-23
6/125 RALEIGH ROAD MARIBYRNONG VIC 3032	\$545,000	10-Apr-24
4/40 MIDDLE ROAD MARIBYRNONG VIC 3032	\$585,000	02-Dec-23

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 6 months.

This Statement of Information was prepared on: 01 May 2024

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5/127 RALEIGH ROAD
MARIBYRNONG VIC 3032

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Sold Price ^{RS} **\$600,000** Sold Date **16-Nov-23**

Distance **0km**



6/125 RALEIGH ROAD
MARIBYRNONG VIC 3032

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Sold Price ^{RS} **\$545,000** Sold Date **10-Apr-24**

Distance **0.02km**



4/40 MIDDLE ROAD
MARIBYRNONG VIC 3032

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Sold Price **\$585,000** Sold Date **02-Dec-23**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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