

## 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 ALLARA AVENUE MARIBYRNONG VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

Land

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

8 STAFFORD STREET FOOTSCRAY VIC 3011	\$1,355,000	19-Apr-24
21 CEDAR DRIVE MARIBYRNONG VIC 3032	\$1,380,000	15-Mar-24

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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**8 STAFFORD STREET FOOTSCRAY VIC 3011** Sold Price <sup>RS</sup> **\$1,355,000** <sup>UN</sup> Sold Date **19-Apr-24**

 4  2  -

Distance **0.93km**



**21 CEDAR DRIVE MARIBYRNONG VIC 3032** Sold Price <sup>RS</sup> **\$1,380,000** Sold Date **15-Mar-24**

 4  3  4

Distance **1.56km**

RS = Recent sale      UN = Undisclosed Sale

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