

# 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 202/334-335 Gordon Street, Maribyrnong Vic 3032

### Indicative selling price

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

Range between \$420,000 & \$440,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Maribyrnong

Period - From 01/07/2023 to 30/09/2023 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	13/155 Gordon St FOOTSCRAY 3011	\$440,000	19/08/2023
2	10/93 Droop St FOOTSCRAY 3011	\$437,500	17/09/2023
3	104/44 Skyline Dr MARIBYRNONG 3032	\$434,000	19/10/2023

**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: 19/12/2023 08:44



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$420,000 - \$440,000

**Median Unit Price**

September quarter 2023: \$550,000

## Comparable Properties



**13/155 Gordon St FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$440,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** Apartment



**10/93 Droop St FOOTSCRAY 3011 (VG)**

Agent Comments



**Price:** \$437,500

**Method:** Sale

**Date:** 17/09/2023

**Property Type:** Strata Unit/Flat



**104/44 Skyline Dr MARIBYRNONG 3032 (REI/VG)**

Agent Comments



**Price:** \$434,000

**Method:** Private Sale

**Date:** 19/10/2023

**Property Type:** Apartment