

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

21 Newstead Street, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$930,000 & \$1,023,000

Median sale price

Median price \$1,232,500 Property Type House 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	42 Emu Rd MAIDSTONE 3012	\$950,000	07/10/2023
2	158 Epsom Rd ASCOT VALE 3032	\$950,000	20/06/2023
3	8 Oakland St MARIBYRNONG 3032	\$850,000	26/08/2023

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: 17/10/2023 11:04



Property Type:
Agent Comments

Indicative Selling Price
\$930,000 - \$1,023,000
Median House Price
September quarter 2023: \$1,232,500

Comparable Properties



42 Emu Rd MAIDSTONE 3012 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 419 sqm approx



158 Epsom Rd ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 20/06/2023
Property Type: House (Res)
Land Size: 405 sqm approx



8 Oakland St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 325 sqm approx

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