

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

22 Woodruff Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,295,000 Property Type House Suburb Maribyrnong

Period - From 01/07/2022 to 30/06/2023 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	16 Harold St ASCOT VALE 3032	\$2,250,000	22/03/2023
2	2 Tregunter St ASCOT VALE 3032	\$2,000,000	01/04/2023
3	55 Magazine Way MARIBYRNONG 3032	\$1,700,000	19/05/2023

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:

24/07/2023 09:56



Property Type:
Divorce/Estate/Family Transfers
Land Size: 360 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending June 2023: \$1,295,000

22 Woodruff is located in the exclusive Edgewater Estate, walking distance to parklands, Maribyrnong River walking and bike trails, VUT & Flemington Race Course.

Comparable Properties



16 Harold St ASCOT VALE 3032 (REI/VG)



Agent Comments

Sharing same postcode.

Price: \$2,250,000
Method: Auction Sale
Date: 22/03/2023
Property Type: House (Res)
Land Size: 543 sqm approx



2 Tregunter St ASCOT VALE 3032 (REI)



Agent Comments

Sharing same postcode

Price: \$2,000,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)



55 Magazine Way MARIBYRNONG 3032 (REI/VG)



Agent Comments

Sitting on a smaller block, next to a roundabout, also a smaller home.

Price: \$1,700,000
Method: Private Sale
Date: 19/05/2023
Property Type: House
Land Size: 332 sqm approx

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