

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

23 Eveline Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$980,000 & \$1,050,000

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	1/10 Pridham St MARIBYRNONG 3032	\$1,089,000	10/08/2023
2	108 Edgewater Blvd MARIBYRNONG 3032	\$963,000	23/06/2023
3	21 Aspect Av ASCOT VALE 3032	\$901,000	02/08/2023

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:

30/10/2023 10:58



Rooms: 6

Property Type: Townhouse (Res)

Land Size: 203 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

September quarter 2023: \$1,232,500

Comparable Properties



1/10 Pridham St MARIBYRNONG 3032
(REI/VG)

Agent Comments



Price: \$1,089,000

Method: Sold Before Auction

Date: 10/08/2023

Property Type: Townhouse (Res)



108 Edgewater Blvd MARIBYRNONG 3032
(REI)

Agent Comments



Price: \$963,000

Method: Private Sale

Date: 23/06/2023

Property Type: Townhouse (Single)

Land Size: 180 sqm approx



21 Aspect Av ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$901,000

Method: Private Sale

Date: 02/08/2023

Property Type: House

Land Size: 155 sqm approx