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

25c Kellaway Street, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$950,000				
Median sale price									
Median price	\$1,125,000	Pro	Property Type Ho		se		Suburb	Maribyrnong	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	23 Eveline Av MARIBYRNONG 3032	\$950,000	28/11/2023
2	25 Eveline Av MARIBYRNONG 3032	\$936,000	27/11/2023
3	53 Magazine Way MARIBYRNONG 3032	\$920,000	08/12/2023

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:

29/02/2024 14:51



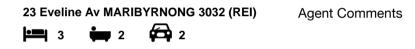
hockingstuart





Property Type: Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price December quarter 2023: \$1,125,000

Comparable Properties



Price: \$950,000 Method: Date: 28/11/2023 Property Type: House



25 Eveline Av MARIBYRNONG 3032 (REI/VG) Agent Comments



Price: \$936,000 Method: Sold Before Auction Date: 27/11/2023 Property Type: House (Res) Land Size: 203 sqm approx



53 Magazine Way MARIBYRNONG 3032 (REI) Agent Comments



Price: \$920,000

Method: Private Sale Date: 08/12/2023 Property Type: House

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





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