

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

3/2 BARB STREET MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$810,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

47 HILLSDALE AVENUE MARIBYRNONG VIC 3032	\$875,000	02-Dec-23
2/2 BARB STREET MARIBYRNONG VIC 3032	\$879,000	08-Jul-23

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 6 months.

This Statement of Information was prepared on: 17 April 2024



**47 HILLSDALE AVENUE
MARIBYRNONG VIC 3032**

 3  2  2

Sold Price

\$875,000

Sold Date

02-Dec-23

Distance

2.08km



**2/2 BARB STREET MARIBYRNONG
VIC 3032**

 3  2  2

Sold Price

\$879,000

Sold Date

08-Jul-23

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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