

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 31 Oakland Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,196,000 Property Type House Suburb Maribyrnong

Period - From 01/01/2023 to 31/12/2023 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	30 Birdwood St MARIBYRNONG 3032	\$1,210,000	02/03/2024
2	338 Gordon St MARIBYRNONG 3032	\$1,200,000	22/11/2023
3	30 Raleigh Rd MARIBYRNONG 3032	\$1,050,000	29/01/2024

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:

25/03/2024 10:59



Property Type: House (Res)
Land Size: 675.335 sqm approx

Agent Comments

Neat home on generous corner allotment of approx. 675m2.

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending December 2023: \$1,196,000

Comparable Properties



30 Birdwood St MARIBYRNONG 3032 (REI)



Agent Comments

Larger home on inferior land.

Price: \$1,210,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 562 sqm approx



338 Gordon St MARIBYRNONG 3032 (VG)



Agent Comments

Comparable sized home on inferior land.

Price: \$1,200,000

Method: Sale

Date: 22/11/2023

Property Type: House (Res)

Land Size: 596 sqm approx



30 Raleigh Rd MARIBYRNONG 3032 (REI/VG)



Agent Comments

Comparable sized allotment on main road. Home had flood damage.

Price: \$1,050,000

Method: Private Sale

Date: 29/01/2024

Property Type: House

Land Size: 650 sqm approx