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 postcode	Including suburb and	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	Pro	perty 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

Add	dress 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 comparableproperties 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





Jerome Feery (03) 8378 0514 0438 733 803 jeromefeery@jelliscraig.com.au

> Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price

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

2 🙀 1 🛱

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

Agent Comments

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



Comparable Properties



30 Birdwood St MARIBYRNONG 3032 (REI)

=| 3



6

•

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)

---- 3





6

Price: \$1,050,000 Method: Private Sale Date: 29/01/2024 Property Type: House Land Size: 650 sqm approx Agent Comments

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

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.