

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

34 Dale Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Maribyrnong

Period - From 01/04/2023

to 30/06/2023

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	9 Riverview Ct MARIBYRNONG 3032	\$1,375,000	13/09/2023
2	8 Dale St MARIBYRNONG 3032	\$1,370,000	12/04/2023
3	30 Pridham St MARIBYRNONG 3032	\$1,300,000	15/04/2023

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:

11/10/2023 12:50



Property Type:

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2023: \$1,350,000

Comparable Properties



9 Riverview Ct MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,375,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 552 sqm approx



8 Dale St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,370,000

Method: Sold Before Auction

Date: 12/04/2023

Property Type: House (Res)



30 Pridham St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 693 sqm approx

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