

# 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

4/91 The Esplanade, Maribyrnong Vic 3032
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$550,000
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 & 

\$600,000
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### Median sale price

Median price 

\$517,000
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 Property Type 

Unit
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 Suburb 

Maribyrnong
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Period - From 

01/01/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	1/356 Buckley St ESSENDON 3040	\$650,000	18/12/2023
2	2/47 Epsom Rd ASCOT VALE 3032	\$615,000	01/02/2024
3	4/10 Nimmo St ESSENDON 3040	\$570,000	23/11/2023

**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: 

22/02/2024 10:58
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**Rooms:** 5

**Property Type:** Villa Unit

**Agent Comments**

Large villa unit offering 2 bed, 1 bath, 1 car & courtyard close to the river.

## Comparable Properties



**1/356 Buckley St ESSENDON 3040 (REI/VG)**



**Agent Comments**

Larger courtyard & located in Essendon.

**Price:** \$650,000

**Method:** Private Sale

**Date:** 18/12/2023

**Property Type:** Villa



**2/47 Epsom Rd ASCOT VALE 3032 (REI)**



**Agent Comments**

Similar size located in Ascot Vale.

**Price:** \$615,000

**Method:** Private Sale

**Date:** 01/02/2024

**Property Type:** Villa



**4/10 Nimmo St ESSENDON 3040 (REI/VG)**



**Agent Comments**

Inferior unit in a superior location.

**Price:** \$570,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** Unit