# 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

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$550,000		&		\$600,000			
Median sale price								
Median price	\$517,000	Pro	operty Type	Unit			Suburb	Maribyrnong
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress 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



4/91 The Esplanade, Maribyrnong Vic 3032



Kieran Moloney 8378 0500

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Rooms: 5MedProperty Type: Villa UnitYear ending December 2Agent CommentsLarge villa unit offering 2 bed, 1 bath, 1 car & courtyard close to the river.

0400 634 565 kieranmoloney@jelliscraig.com.au Indicative Selling Price

\$550,000 - \$600,000 Median Unit Price Year ending December 2023: \$517,000

# **Comparable Properties**

1/356 Buckley St ESSENDON 3040 (REI/VG)   1   2 1   Price: \$650,000   Method: Private Sale   Date: 18/12/2023   Property Type: Villa	Agent Comments Larger courtyard & located in Essendon.
2/47 Epsom Rd ASCOT VALE 3032 (REI) 2 1 2 2 Price: \$615,000 Method: Private Sale Date: 01/02/2024 Property Type: Villa	Agent Comments Similar size located in Ascot Vale.
4/10 Nimmo St ESSENDON 3040 (REI/VG) 2 1 1 1 Price: \$570,000 Method: Private Sale Date: 23/11/2023 Property Type: Unit	Agent Comments Inferior unit in a superior location.

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



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