

## 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

447 GORDON STREET MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

9 JACKS WAY MARIBYRNONG VIC 3032	\$1,110,000	19-Jun-23
1 WILLIAM COOPER STREET MARIBYRNONG VIC 3032	\$1,235,000	11-Nov-23
313 GORDON STREET MARIBYRNONG VIC 3032	\$1,150,000	29-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 01 April 2024



**9 JACKS WAY MARIBYRNONG VIC 3032**

🛏️ 4 🚿 3 🚗 2

Sold Price

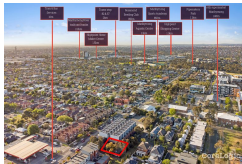
**\$1,110,000**

Sold Date

**19-Jun-23**

Distance

**0.42km**



**1 WILLIAM COOPER STREET MARIBYRNONG VIC 3032**

🛏️ 4 🚿 3 🚗 2

Sold Price

**\$1,235,000**

Sold Date

**11-Nov-23**

Distance

**0.02km**



**313 GORDON STREET MARIBYRNONG VIC 3032**

🛏️ 4 🚿 3 🚗 2

Sold Price

**\$1,150,000**

Sold Date

**29-Jul-23**

Distance

**0.58km**



**1A PRIMARY PLACE MARIBYRNONG VIC 3032**

🛏️ 4 🚿 2 🚗 2

Sold Price

**\$1,100,000**

Sold Date

**01-Apr-23**

Distance

**1.67km**



**24 MAGAZINE WAY MARIBYRNONG VIC 3032**

🛏️ 4 🚿 3 🚗 2

Sold Price

**\$1,250,000**

Sold Date

**24-Oct-23**

Distance

**0.72km**

RS = Recent sale

UN = Undisclosed Sale

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