Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,080,500

Property offered for sale

Address	46 Kellaway Street, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000	Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Maribyrnong
Period - From	01/04/2023	to	31/03/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

31 Oakland St MARIBYRNONG 3032

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	lress of comparable property	Price	Date of sale
1	1 Pridham St MARIBYRNONG 3032	\$1,300,000	12/04/2024
2	18 Randall St MARIBYRNONG 3032	\$1,101,000	25/05/2024

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:	31/05/2024 15:47



22/04/2024



Kieran Molonev 8378 0500 0400 634 565

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending March 2024: \$1,250,000

kieranmoloney@jelliscraig.com.au



Rooms: 5

Property Type: House Land Size: 696 sqm approx

Agent Comments

Home is not liveable. Land value only.

Comparable Properties



1 Pridham St MARIBYRNONG 3032 (REI)





Price: \$1,300,000 Method: Private Sale Date: 12/04/2024 Property Type: House Land Size: 695 sqm approx Agent Comments

Superior property as it has a liveable home and plans to build 2 townhouses.



18 Randall St MARIBYRNONG 3032 (REI)







Agent Comments

Larger block of land with a liveable home.

Price: \$1,101,000 Method: Auction Sale Date: 25/05/2024

Property Type: House (Res) Land Size: 754 sqm approx



31 Oakland St MARIBYRNONG 3032 (REI)





Method: Sold Before Auction

Date: 22/04/2024 Property Type: House (Res) Land Size: 674 sqm approx

Price: \$1.080.500

Agent Comments

Has 2 street frontages and a updated house. Location inferior.





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

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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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,080,500

Property offered for sale

Address	48 Kellaway Street, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000	Range between	\$1,100,000	&	\$1,200,000
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Median sale price

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31 Oakland St MARIBYRNONG 3032

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2	18 Randall St MARIBYRNONG 3032	\$1,101,000	25/05/2024

OR

3

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:	31/05/2024 15:50



22/04/2024



Kieran Molonev 8378 0500 0400 634 565 kieranmoloney@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending March 2024: \$1,250,000



Property Type: House Land Size: 696 sqm approx

Agent Comments

Home is not liveable. Land value only.



Comparable Properties



1 Pridham St MARIBYRNONG 3032 (REI)





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18 Randall St MARIBYRNONG 3032 (REI)

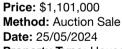






Agent Comments

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Property Type: House (Res) Land Size: 754 sqm approx



31 Oakland St MARIBYRNONG 3032 (REI)





Price: \$1.080.500

Method: Sold Before Auction

Date: 22/04/2024

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