

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 46 Kellaway Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,250,000 Property 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)

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 Pridham St MARIBYRNONG 3032	\$1,300,000	12/04/2024
2	18 Randall St MARIBYRNONG 3032	\$1,101,000	25/05/2024
3	31 Oakland St MARIBYRNONG 3032	\$1,080,500	22/04/2024

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



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)



Price: \$1,101,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 754 sqm approx

Agent Comments

Larger block of land with a liveable home.



31 Oakland St MARIBYRNONG 3032 (REI)



Price: \$1,080,500

Method: Sold Before Auction

Date: 22/04/2024

Property Type: House (Res)

Land Size: 674 sqm approx

Agent Comments

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

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 48 Kellaway Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Maribyrnong

Period - From 01/04/2023 to 31/03/2024 Source REIV

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3	31 Oakland St MARIBYRNONG 3032	\$1,080,500	22/04/2024

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 15:50



Rooms: 3

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)



Agent Comments

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

Price: \$1,300,000

Method: Private Sale

Date: 12/04/2024

Property Type: House

Land Size: 695 sqm approx



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)



Agent Comments

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

Price: \$1,080,500

Method: Sold Before Auction

Date: 22/04/2024

Property Type: House (Res)

Land Size: 674 sqm approx