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	16/3-5 Grandview Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price $525,000

Median sale price

Median price $580,000 Property Type Unit Suburb Maribyrnong

Period - From 01/01/2021 to 31/03/2021 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	11/31-33 Warrs Rd MARIBYRNONG 3032	$515,500	04/06/2021
2	2/7 Grandview Av MARIBYRNONG 3032	$545,000	29/05/2021
3	1/5 Fabian Ct MARIBYRNONG 3032	$527,000	08/05/2021

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: 12/07/2021 10:36

16/3-5 Grandview Avenue, Maribyrnong Vic 3032



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$525,000
Median Unit Price
March quarter 2021: $580,000

Comparable Properties



11/31-33 Warrs Rd MARIBYRNONG 3032 (REI)

2 1 1

Price: $515,500
Method: Private Sale
Date: 04/06/2021
Rooms: 3
Property Type: Townhouse (Res)

Agent Comments



2/7 Grandview Av MARIBYRNONG 3032 (REI)

2 1 1

Price: $545,000
Method: Private Sale
Date: 29/05/2021
Property Type: Townhouse (Single)

Agent Comments



1/5 Fabian Ct MARIBYRNONG 3032 (REI)

2 1 1

Price: $527,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455

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.