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	6 Ibis Place, Maribyrnong Vic 3032

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,230,000 Property Type House Suburb Maribyrnong

Period - From 24/09/2023 to 23/09/2024 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	6 Primary Pl MARIBYRNONG 3032	$1,355,000	31/08/2024
2	2 Allara Av MARIBYRNONG 3032	$1,560,000	29/06/2024
3	19 The Grand MARIBYRNONG 3032	$1,500,000	27/06/2024

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: 24/09/2024 09:37

6 Ibis Place, Maribyrnong Vic 3032



4 3 2

Rooms: 7
Property Type: House
Land Size: 270 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
24/09/2023 - 23/09/2024: $1,230,000

Comparable Properties



6 Primary Pl MARIBYRNONG 3032 (REI)

4 3 3

Price: $1,355,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Agent Comments



2 Allara Av MARIBYRNONG 3032 (REI)

5 3 2

Price: $1,560,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 349 sqm approx

Agent Comments



19 The Grand MARIBYRNONG 3032 (REI)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 27/06/2024
Property Type: House (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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