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	4/11 Chifley Drive Maribyrnong VIC 3032

Indicative selling price

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

Single Price	$399,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$511,000	Property type	Unit	Suburb	Maribyrnong
Period-from	01 Sep 2020	to	31 Aug 2021	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
7/47 Middle Road Maribyrnong VIC 3032	$411,000	28-May-21
2/61 Wests Road Maribyrnong VIC 3032	$420,000	05-May-21
6 Gatehouse Place Maribyrnong VIC 3032	$393,000	19-Feb-21

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: 02 September 2021

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7/47 Middle Road Maribyrnong VIC 3032

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Sold Price **$411,000** Sold Date **28-May-21**

Distance **1km**



2/61 Wests Road Maribyrnong VIC 3032

2 1 1

Sold Price **$420,000** Sold Date **05-May-21**

Distance **1.75km**



6 Gatehouse Place Maribyrnong VIC 3032

2 1 1

Sold Price **$393,000** Sold Date **19-Feb-21**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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