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<br>Including suburb and postcode | 402/7 Ordnance Reserve, Maribyrnong Vic 3032 |

## Indicative selling price

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

Single price $660,000

## Median sale price

Median price $1,300,000 Property Type House Suburb Maribyrnong

Period - From 01/01/2021 to 31/12/2021 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 | 2/8 Whittaker St MAIDSTONE 3012 | $670,000 | 14/12/2021 |
| 2 | 32 Gatehouse Pl MARIBYRNONG 3032 | $670,000 | 14/10/2021 |
| 3 | 5/11 Grandview Av MARIBYRNONG 3032 | $617,000 | 06/11/2021 |

**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: 25/02/2022 16:08

# 402/7 Ordnance Reserve, Maribyrnong Vic 3032



2 2 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$660,000
**Median House Price**
Year ending December 2021: $1,300,000

## Comparable Properties



**2/8 Whittaker St MAIDSTONE 3012 (REI)**

2 1 1

**Price:** $670,000
**Method:** Private Sale
**Date:** 14/12/2021
**Property Type:** Townhouse (Single)

Agent Comments



**32 Gatehouse Pl MARIBYRNONG 3032 (REI)**

2 2 1

**Price:** $670,000
**Method:** Auction Sale
**Date:** 14/10/2021
**Property Type:** Townhouse (Res)

Agent Comments



**5/11 Grandview Av MARIBYRNONG 3032 (REI)**

2 1 1

**Price:** $617,000
**Method:** Auction Sale
**Date:** 06/11/2021
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

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