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	18 Flemming Avenue, Maribyrnong Vic 3032

Indicative selling price

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

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

Median sale price

Median price $1,215,000 Property Type House Suburb Maribyrnong

Period - From 24/04/2023 to 23/04/2024 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	7 Flemming Av MARIBYRNONG 3032	$1,100,000	08/12/2023
2	441 Gordon St MARIBYRNONG 3032	$1,025,000	21/11/2023
3			

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: 24/04/2024 11:27

18 Flemming Avenue, Maribyrnong Vic 3032

Ian Tran
0402 933 330
iantran@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 360 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
24/04/2023 - 23/04/2024: $1,215,000

Agent Comments

Contemporary house offering 4 bedrooms 2 bathrooms 2 car garage with 2 living areas

Comparable Properties



7 Flemming Av MARIBYRNONG 3032 (VG)

4 - -

Price: $1,100,000
Method: Sale
Date: 08/12/2023
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

Fusion type property offering 4 bedrooms 2 bathrooms 2 car garage with 2 living areas



441 Gordon St MARIBYRNONG 3032 (REI/VG)

4 2 2

Price: $1,025,000
Method: Private Sale
Date: 21/11/2023
Property Type: House

Agent Comments

Contemporary property offering 4 bedrooms 2 bathrooms 2 car garage with 2 living areas

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.

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