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	46 Kellaway Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,220,000 Property Type House Suburb Maribyrnong

Period - From 02/08/2023 to 01/08/2024 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	17 Delacey St MAIDSTONE 3012	$1,150,000	06/07/2024
2	12 Suffolk St MAIDSTONE 3012	$1,160,000	27/04/2024
3	30 Birdwood St MARIBYRNONG 3032	$1,210,000	02/03/2024

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: 02/08/2024 17:39

46 Kellaway Street, Maribyrnong Vic 3032

Ian Tran
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4 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 696 sqm approx

Agent Comments

Home is not liveable. Land value only.

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
02/08/2023 - 01/08/2024: $1,220,000

Comparable Properties



17 Delacey St MAIDSTONE 3012 (REI)

3 1 4

Price: $1,150,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments

Superior property liveable home with slightly larger land



12 Suffolk St MAIDSTONE 3012 (REI/VG)

3 1 2

Price: $1,160,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 475 sqm approx

Agent Comments

Inferior block of land with a liveable home



30 Birdwood St MARIBYRNONG 3032 (REI/VG)

3 1 1

Price: $1,210,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

Superior property with liveable home but smaller land

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