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 Randall Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,210,000 Property Type House Suburb Maribyrnong

Period - From 17/05/2023 to 16/05/2024 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		
2		
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: 17/05/2024 10:41

18 Randall Street, Maribyrnong Vic 3032

Simon Mason
(03) 8378 0507
0439 617 844
simonmason@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 754 sqm approx

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
17/05/2023 - 16/05/2024: $1,210,000

Agent Comments

Comfortable family home offering 3 bedrooms, central bathroom, living room, kitchen with adjacent dining room, side drive to LUG on generous 754m2 allotment

Comparable Properties

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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