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	31 Oakland Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,227,500 Property Type House Suburb Maribyrnong

Period - From 05/04/2023 to 04/04/2024 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	30 Birdwood St MARIBYRNONG 3032	$1,210,000	02/03/2024
2	338 Gordon St MARIBYRNONG 3032	$1,200,000	22/11/2023
3	30 Raleigh Rd MARIBYRNONG 3032	$1,050,000	29/01/2024

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: 05/04/2024 09:52

31 Oakland Street, Maribyrnong Vic 3032

Jerome Feery
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2 1 3

Property Type: House
Land Size: 675 sqm approx

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
05/04/2023 - 04/04/2024: $1,227,500

Agent Comments

Neat home on generous corner allotment of approx. 675m2

Comparable Properties



30 Birdwood St MARIBYRNONG 3032 (REI)

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

additional bedroom on less land



338 Gordon St MARIBYRNONG 3032 (VG)

2 - -

Price: $1,200,000
Method: Sale
Date: 22/11/2023
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments

Comparable sized home on inferior land



30 Raleigh Rd MARIBYRNONG 3032 (REI/VG)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 29/01/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Comparable sized allotment on main road. Home had flood damage

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