1 Waterford Avenue, Maribyrnong Vic 3032



5 Bed 3 Bath 2 Car
Property Type: House (Res)
Land Size: 335 sqm approx
Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending December 2024:
$1,300,000

Comparable Properties



14a Pullar Street, Maidstone 3012 (VG)
4 Bed 3 Bath 2 Car
Price: $1,125,000
Method: Sale
Date: 15/10/2024
Property Type: House (Res)
Land Size: 290 sqm approx
Agent Comments: This property in comparison has the following: Similar location, Inferior land size & Superior condition



6/56 La Scala Avenue, Maribyrnong 3032 (REI/VG)
4 Bed 3 Bath 2 Car
Price: $1,100,000
Method: Private Sale
Date: 18/09/2024
Property Type: Townhouse (Single)
Agent Comments: This property in comparison has the following: Similar location, Inferior land size & Superior condition



60 Wood Street, Avondale Heights 3034 (VG)
4 Bed 3 Bath 2 Car
Price: $1,125,000
Method: Sale
Date: 11/09/2024
Property Type: House (Res)
Land Size: 697 sqm approx
Agent Comments: This property in comparison has the following: Similar location, Superior land size & Inferior condition/accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 1 Waterford Avenue, 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 $1,300,000 House x Suburb Maribyrnong

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales

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
14a Pullar Street, MAIDSTONE 3012	$1,125,000	15/10/2024
6/56 La Scala Avenue, MARIBYRNONG 3032	$1,100,000	18/09/2024
60 Wood Street, AVONDALE HEIGHTS 3034	$1,125,000	11/09/2024

This Statement of Information was prepared on: 27/02/2025 12:06