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	45 Mitchell Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,287,000 Property Type House Suburb Maribyrnong

Period - From 01/07/2021 to 30/09/2021 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	24 Steet St FOOTSCRAY 3011	$981,000	03/08/2021
2	7 Fisher St MAIDSTONE 3012	$945,000	02/11/2021
3	44 Cathcart St MAIDSTONE 3012	$930,000	26/06/2021

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: 23/11/2021 11:03

45 Mitchell Street, Maribyrnong Vic 3032



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Property Type:
Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
September quarter 2021: $1,287,000

Comparable Properties



24 Steet St FOOTSCRAY 3011 (REI)

3 1 1

Price: $981,000
Method: Private Sale
Date: 03/08/2021
Property Type: House
Land Size: 450 sqm approx

Agent Comments



7 Fisher St MAIDSTONE 3012 (REI)

3 1 3

Price: $945,000
Method: Sold Before Auction
Date: 02/11/2021
Property Type: House (Res)

Agent Comments



44 Cathcart St MAIDSTONE 3012 (REI)

3 2 2

Price: $930,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455

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