

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 38 Magazine Way, Maribyrnong VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$970,444

House

Suburb Maribyrnong

Period - From 04/10/2016 to 4/10/2017

Source Price Finder

### Comparable property sales

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. 13 Cedar Drive, Maribyrnong	\$1,200,000	01/08/2017
2. 6 Woodruff Avenue, Maribyrnong	\$1,200,000	17/06/2017
3. 12 Grandview Avenue, Maribyrnong	\$1,270,000	15/05/2017