



🛏️ 4 🚗 2 🚗 2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$850,000 - \$925,000
Median House Price
March quarter 2017: \$988,944

Comparable Properties



11 Allara Av MARIBYRNONG 3032 (REI)

Agent Comments

🛏️ 4 🚗 2 🚗 2

Price: \$960,000
Method: Private Sale
Date: 27/03/2017
Rooms: 6
Property Type: House



13 Allara Av MARIBYRNONG 3032 (REI)

Agent Comments

🛏️ 4 🚗 2 🚗 2

Price: \$960,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 6
Property Type: House (Res)



309 Gordon St MARIBYRNONG 3032 (REI)

Agent Comments

🛏️ 4 🚗 2 🚗 2

Price: \$875,000
Method: Sold Before Auction
Date: 22/03/2017
Rooms: -
Property Type: Townhouse (Res)

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

46 Magazine Way, Maribyrnong Vic 3032

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$925,000

Median sale price

Median price \$988,944

House X

Suburb Maribyrnong

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11 Allara Av MARIBYRNONG 3032	\$960,000	27/03/2017
13 Allara Av MARIBYRNONG 3032	\$960,000	25/03/2017
309 Gordon St MARIBYRNONG 3032	\$875,000	22/03/2017