



3
 2
 2

Rooms:
Property Type: Townhouse
 (Single)
Land Size: 197.743 sqm
Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 March quarter 2017: \$988,944

Freshly updated, this pristinely presented three bedroom, two bathroom townhouse will surprise investors and new buyers with its space, style and situation.

Comparable Properties



38 Waterford Av MARIBYRNONG 3032 (REI)

Agent Comments

3
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 2

Price: \$801,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 210 sqm



3b Sydney St FOOTSCRAY 3011 (REI)

Agent Comments

3
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 2

Price: \$800,000
Method: Sold Before Auction
Date: 15/03/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 139 sqm



2/56 Mitchell St MAIDSTONE 3012 (REI)

Agent Comments

3
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 2

Price: \$725,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 5
Property Type: House (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

22 Mephan Street, Maribyrnong Vic 3032

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

Range between \$700,000

&

\$750,000

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
38 Waterford Av MARIBYRNONG 3032	\$801,000	08/04/2017
3b Sydney St FOOTSCRAY 3011	\$800,000	15/03/2017
2/56 Mitchell St MAIDSTONE 3012	\$725,000	20/05/2017