

## 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  
16 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)

Range between \$1,400,000 & \$1,500,000

#### Median sale price

Median price \$1,100,000 House  Unit  Suburb Maribyrnong

Period - From 01/04/2018 to 31/03/2019 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	2 Speargrass St MARIBYRNONG 3032	\$1,320,000	03/12/2018
2	38 Magazine Way MARIBYRNONG 3032	\$1,250,000	07/05/2019
3	40 Woodruff Av MARIBYRNONG 3032	\$1,245,000	24/11/2018

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.

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3 2 2

**Rooms:** 5  
**Property Type:** House (New - Detached)  
**Land Size:** 313 sqm approx

**Agent Comments**

Architecturally designed three bedroom house, with uninterrupted views of Maribyrnong River and Park Lands

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

Year ending March 2019: \$1,100,000

## Comparable Properties



**2 Speargrass St MARIBYRNONG 3032 (REI/VG)**

4 2 2

**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 03/12/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 450 sqm approx

**Agent Comments**

Four bedroom family home located in Edgewater Estate, older property not to the design/finish of Magazine and not having any views. But on larger land.



**38 Magazine Way MARIBYRNONG 3032 (REI)**

4 2 2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 07/05/2019  
**Rooms:** 6  
**Property Type:** House

**Agent Comments**

Same street, same land, no views and not to the design/finish on #16.



**40 Woodruff Av MARIBYRNONG 3032 (VG)**

6 - -

**Price:** \$1,245,000  
**Method:** Sale  
**Date:** 24/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 341 sqm approx

**Agent Comments**

Large family home located in Edgewater Estate, older property not to the design/finish standard of Magazine and no views.