

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 11 Navigator Street, Maribyrnong, VIC 3032

Indicative selling price

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

Price Range \$1,280,000 & \$1,325,000

Median sale price

Median price \$1,027,500 Property Type House Suburb Maribyrnong (3032)

Period - From 01/01/2020 to 31/12/2020 Source REIV

Comparable property sales

A These are two 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
55/56 DERBY STREET, KENSINGTON VIC 3031	\$1,300,000	21/11/2020
3/20 WOODS STREET, ASCOT VALE VIC 3032	\$1,285,000	17/10/2020

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: 11/02/2021