

# 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

1/13 Warrs Road, Maribyrnong

### Indicative selling price

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

or range between

\$900,000

&

\$990,000

### Median sale price

Median price

\$960,000

House

Suburb

Maribyrnong

Period - From

01/06/2017

to

03/07/2017

Source

REA

### 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. 2/53 Bloomfield Avenue, Maribyrnong	\$945,000	30/01/2017
2. 46 Magazine Way, Maribyrnong	\$940,000	03/06/2017
3. 13 Hillside Crescent, Maribyrnong	\$925,000	08/07/2017