

# 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

42 Waterford Avenue, Maribyrnong

### Indicative selling price

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

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$1,030,000

House

Suburb

Maribyrnong

Period - From

13/11/16

to

13/11/17

Source

Price Finder

### 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. 28 Waterford Avenue, Maribyrnong	\$825,000	22/09/2017
2. 22 Mephan Street, Maribyrnong	\$815,000	24/06/2017
3. 2/13 Warrs Road, Maribyrnong	\$840,000	14/06/2017