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Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
Year ending March 2017: \$460,000

Comparable Properties



4/262 Buckley St ESSENDON 3040 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 01/02/2017
Rooms: 3
Property Type: Flat



8/205-207 Maribyrnong Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$370,000
Method: Auction Sale
Date: 18/02/2017
Rooms: 3
Property Type: Apartment



2/38 Middle Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$365,000
Method: Auction Sale
Date: 10/06/2017
Rooms: -
Property Type: Apartment

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 7/8 Clyde Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$460,000

Unit X

Suburb Maribyrnong

Period - From 01/04/2016 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
4/262 Buckley St ESSENDON 3040	\$395,000	01/02/2017
8/205-207 Maribyrnong Rd ASCOT VALE 3032	\$370,000	18/02/2017
2/38 Middle Rd MARIBYRNONG 3032	\$365,000	10/06/2017