

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 10/09/2018

Property offered for sale

Address
Including suburb and
postcode

27 Sea Rush Street, Maribyrnong

Indicative selling price

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

Single Price

\$1,450,000

Median sale price

Median price

\$995,000

House

X

Suburb

Maribyrnong

Period - From

20/7/2017

to

19/7/2018

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. 45 Magazine Avenue, Maribyrnong	\$1,440,000	17/03/2018
2. 43 Dalgety Drive, Ascot Value	\$1,380,000	22/06/2018
3. 53 Ibis Place, Maribyrnong	\$1,360,000	12/07/2018