

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	11 Sea Rush Street, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$790,000	&	\$860,000

Median sale price

Median price	\$1,011,000	Hou	se X	Unit		Suburb	Maribyrnong
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

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 67 Ringtail Cirt MAIDSTONE 3012 \$860,000 18/02/2017

	67 Ringtail Cirt MAIDSTONE 3012	\$860,000	18/02/2017
2	1/9 Warrs Rd MARIBYRNONG 3032	\$840,000	11/03/2017
3	19 Sea Rush St MARIBYRNONG 3032	\$805,000	05/07/2017

OR

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.







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Rooms:

Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$790,000 - \$860,000 **Median House Price** Year ending June 2017: \$1,011,000

Comparable Properties



67 Ringtail Cirt MAIDSTONE 3012 (REI/VG)







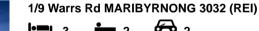
Price: \$860,000 Method: Auction Sale Date: 18/02/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 221 sqm approx

Agent Comments

Ringtail on a larger portion of land however Searush in a superior location. Ringtail also offers one less bathroom.









Price: \$840.000 Method: Auction Sale Date: 11/03/2017

Rooms: 5

Property Type: House (Res)

Agent Comments

Warrs Rd is a near new build in superior condition. Both properties offer the same

accommodation.



19 Sea Rush St MARIBYRNONG 3032 (REI)





Price: \$805,000

Method: Sold Before Auction

Date: 05/07/2017 Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Both offerings appear to be on similar land portions and are in the same street. 11 Sea Rush offers a more updated and modern appeal.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.