

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

28 Vista Rise, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$980,000

&

\$1,070,000

Median sale price

Median price \$650,000

Property Type Townhouse

Suburb Maribyrnong

Period - From 01/11/2022

to 31/10/2023

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	1/10 Pridham St MARIBYRNONG 3032	\$1,089,000	10/08/2023
2	19 Banksia Wlk MAIDSTONE 3012	\$1,000,000	13/06/2023
3	108 Edgewater Blvd MARIBYRNONG 3032	\$963,000	23/06/2023

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.~~

This Statement of Information was prepared on:

01/11/2023 14:29



Property Type:
Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
Median Townhouse Price
01/11/2022 - 31/10/2023: \$650,000

Comparable Properties



1/10 Pridham St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,089,000
Method: Sold Before Auction
Date: 10/08/2023
Property Type: Townhouse (Res)



19 Banksia Wk MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 13/06/2023
Property Type: Townhouse (Single)



108 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$963,000
Method: Private Sale
Date: 23/06/2023
Property Type: Townhouse (Single)
Land Size: 180 sqm approx

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