

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

3 CORMORANT PLACE MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,790,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 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

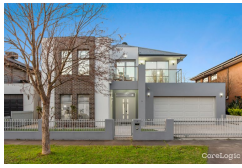
Date of sale

9 WOODRUFF AVENUE MARIBYRNONG VIC 3032	\$1,790,000	05-Sep-23
50 CUMBERLAND DRIVE MARIBYRNONG VIC 3032	\$2,410,000	16-Dec-23
19A SULLIVAN PLACE FOOTSCRAY VIC 3011	\$1,975,000	22-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 16 February 2024



**9 WOODRUFF AVENUE
MARIBYRNONG VIC 3032**

 4  3  2

Sold Price **\$1,790,000** Sold Date **05-Sep-23**

Distance **0.14km**



**50 CUMBERLAND DRIVE
MARIBYRNONG VIC 3032**

 3  2  2

Sold Price ^{RS} **\$2,410,000** Sold Date **16-Dec-23**

Distance **0.04km**



**19A SULLIVAN PLACE FOOTSCRAY
VIC 3011**

 3  2  2

Sold Price ^{RS} **\$1,975,000** ^{UN} Sold Date **22-Nov-23**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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