

STATEMENT OF INFORMATION

5 CEDAR DRIVE, MARIBYRNONG, VIC 3032

PREPARED BY PETER DAVIES , CHILLI REALTY, PHONE: 0402 335 005

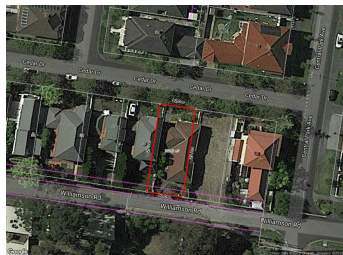


CHILLI REALTY

Red Hot Service - Red Hot Results

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

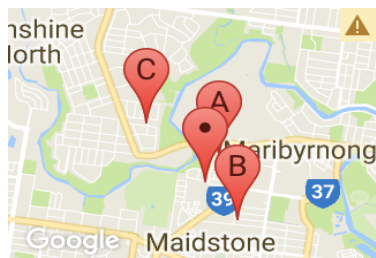
**5 CEDAR DRIVE, MARIBYRNONG, VIC 3032**  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$685,000**

Provided by: Peter Davies , Chilli Realty

MEDIAN SALE PRICE

**MARIBYRNONG, VIC, 3032**

Suburb Median Sale Price (House)

\$998,888

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.

**5 VILLAGE WAY, MARIBYRNONG, VIC 3032**  3  2  2

Sale Price

***\$840,888**

Sale Date: 30/03/2018

Distance from Property: 416m

**45 LINDENOW ST, MAIDSTONE, VIC 3012**  3  1  2

Sale Price

***\$842,500**

Sale Date: 16/06/2018

Distance from Property: 686m

**1 ARVERN AVE, AVONDALE HEIGHTS, VIC 3034**  3  2  3

Sale Price

\$775,500

Sale Date: 17/02/2018

Distance from Property: 1.1km

**This report has been compiled on 18/06/2018 by Chilli Realty. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 CEDAR DRIVE, MARIBYRNONG, VIC 3032

Indicative selling price

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

Single Price:

\$685,000

Median sale price

Median price

\$998,888

House

Unit

Suburb

MARIBYRNONG

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
5 VILLAGE WAY, MARIBYRNONG, VIC 3032	*\$840,888	30/03/2018
45 LINDENOW ST, MAIDSTONE, VIC 3012	*\$842,500	16/06/2018
1 ARVERN AVE, AVONDALE HEIGHTS, VIC 3034	\$775,500	17/02/2018