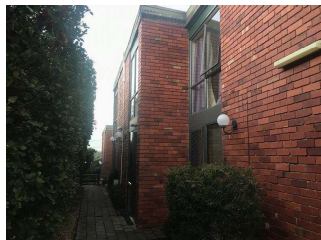


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9/7 GRANDVIEW AVENUE,

2 1 1

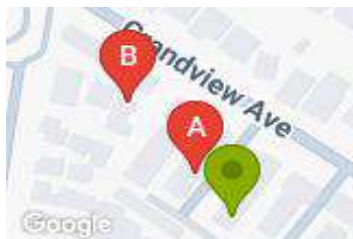
Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

Provided by: Lachlan Sutton, Nelson Alexander Essendon

MEDIAN SALE PRICE



MARIBYRNONG, VIC, 3032

Suburb Median Sale Price (Unit)

\$497,500

01 April 2024 to 31 March 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



9/9 GRANDVIEW AVE, MARIBYRNONG, VIC

2 1 1

Sale Price

***\$520,000**

Sale Date: 07/05/2025

Distance from Property: 26m



10/31 WARRS RD, MARIBYRNONG, VIC 3032

2 1 1

Sale Price

\$555,000

Sale Date: 12/03/2025

Distance from Property: 71m

