

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 LANA WAY 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 2025

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

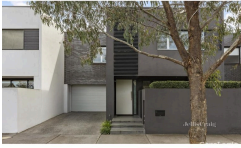
Date of sale

55 HILLSDALE AVENUE MARIBYRNONG VIC 3032	\$865,000	19-Oct-24
24 RALEIGH ROAD MARIBYRNONG VIC 3032	\$870,000	30-Oct-24

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: 07 February 2025



**55 HILLSDALE AVENUE
MARIBYRNONG VIC 3032**

3 2 1

Sold Price **\$865,000** Sold Date **19-Oct-24**

Distance **0.63km**



**24 RALEIGH ROAD MARIBYRNONG
VIC 3032**

3 1 2

Sold Price **\$870,000** Sold Date **30-Oct-24**

Distance **2.1km**

RS = Recent sale

UN = Undisclosed Sale

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