## 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	10 Pier Lane, Maribyrnong Vic 3032
Including suburb and	· -
postcode	

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,285,000	Pro	perty Type	louse		Suburb	Maribyrnong
Period - From	01/10/2021	to	30/09/2022	S	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

Address of comparable property		Price	Date of sale
1	3 Muriel Reidy St MARIBYRNONG 3032	\$1,301,000	02/07/2022
2	23 Skyline Dr MARIBYRNONG 3032	\$1,290,000	24/10/2022
3	25 Waterside PI MARIBYRNONG 3032	\$1,280,000	10/08/2022

#### OR

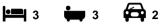
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/11/2022 12:24



# hockingstuart





Property Type: House (Res) Agent Comments

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** Year ending September 2022: \$1,285,000

# Comparable Properties

3 Muriel Reidy St MARIBYRNONG 3032 (REI/VG)

Price: \$1,301,000 Method: Auction Sale Date: 02/07/2022

Property Type: House (Res) Land Size: 342 sqm approx Agent Comments



23 Skyline Dr MARIBYRNONG 3032 (REI)



Price: \$1,290,000

Method: Sold Before Auction

Date: 24/10/2022

Property Type: House (Res)

**Agent Comments** 

25 Waterside PI MARIBYRNONG 3032 (VG)





Price: \$1,280,000 Method: Sale Date: 10/08/2022

Property Type: House (Res) Land Size: 229 sqm approx

Agent Comments

**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



