

# 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

52 Kynoch Lane, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

### Median sale price

Median price \$690,000 Property Type Townhouse Suburb Maribyrnong

Period - From 15/08/2021 to 14/08/2022 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   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 92 Kynoch La MARIBYRNONG 3032    | \$585,000 | 30/07/2022   |
| 2 | 4 Gatehouse PI MARIBYRNONG 3032  | \$572,500 | 09/05/2022   |
| 3 | 23/52 Middle Rd MARIBYRNONG 3032 | \$570,000 | 01/06/2022   |

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 six months.~~

This Statement of Information was prepared on:

15/08/2022 17:07



2   
 1   
 2

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 58 sqm approx

Agent Comments

**Indicative Selling Price**

\$540,000 - \$580,000

**Median Townhouse Price**

15/08/2021 - 14/08/2022: \$690,000

## Comparable Properties



**92 Kynoch La MARIBYRNONG 3032 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$585,000

**Method:** Auction Sale

**Date:** 30/07/2022

**Rooms:** 3

**Property Type:** Townhouse (Res)



**4 Gatehouse PI MARIBYRNONG 3032 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$572,500

**Method:** Private Sale

**Date:** 09/05/2022

**Property Type:** Townhouse (Single)



**23/52 Middle Rd MARIBYRNONG 3032 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 01/06/2022

**Property Type:** Unit