# 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 |            |     |             |     |           |       |        |             |  |  |
|--------------------------------------------------------------------|------------|-----|-------------|-----|-----------|-------|--------|-------------|--|--|
| Range betweer                                                      | \$540,000  |     | &           |     | \$580,000 |       |        |             |  |  |
| Median sale price                                                  |            |     |             |     |           |       |        |             |  |  |
| Median price                                                       | \$690,000  | Pro | operty Type | Том | nhouse    |       | Suburb | Maribyrnong |  |  |
| Period - From                                                      | 15/08/2021 | to  | 14/08/2022  |     | So        | ource | 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.

| Ad | dress 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









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)



Price: \$585,000 Method: Auction Sale Date: 30/07/2022 Rooms: 3 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Agent Comments



4 Gatehouse PI MARIBYRNONG 3032 (REI)



Price: \$572,500 Method: Private Sale Date: 09/05/2022 Property Type: Townhouse (Single)



23/52 Middle Rd MARIBYRNONG 3032 (REI)



Price: \$570,000 Method: Private Sale Date: 01/06/2022 Property Type: Unit

#### Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



propertydata

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