

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



90 KYNOCH LANE, MARIBYRNONG, VIC

2 2 1

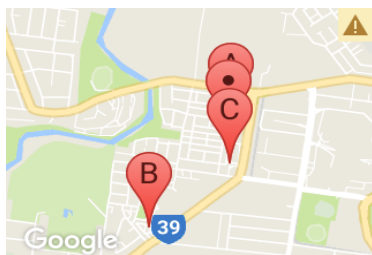
Indicative Selling Price

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

Single Price: \$440,000

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



MARIBYRNONG, VIC, 3032

Suburb Median Sale Price (Unit)

\$460,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



403/77 VILLAGE WAY, MARIBYRNONG, VIC

3 1 2

Sale Price

\$465,500

Sale Date: 05/08/2017

Distance from Property: 123m



6 MANDRELL ST, MAIDSTONE, VIC 3012

2 1 1

Sale Price

\$505,500

Sale Date: 16/06/2017

Distance from Property: 845m



2 RAFA CRT, MARIBYRNONG, VIC 3032

2 1 1

Sale Price

***\$520,000**

Sale Date: 11/10/2017

Distance from Property: 205m



This report has been compiled on 30/11/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

90 KYNOCH LANE, MARIBYRNONG, VIC 3032

Indicative selling price

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

Single Price:

\$440,000

Median sale price

Median price

\$460,000

House

X

Unit


Suburb

MARIBYRNONG

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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 |
|---|------------|--------------|
| 403/77 VILLAGE WAY, MARIBYRNONG, VIC 3032 | \$465,500 | 05/08/2017 |
| 6 MANDRELL ST, MAIDSTONE, VIC 3012 | \$505,500 | 16/06/2017 |
| 2 RAFA CRT, MARIBYRNONG, VIC 3032 | *\$520,000 | 11/10/2017 |