

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 Angler Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Maribyrnong

Period - From 01/04/2021 to 30/06/2021 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	4 Angler La MARIBYRNONG 3032	\$1,050,000	30/08/2021
2	1/17 Southampton St FOOTSCRAY 3011	\$990,000	26/08/2021
3			

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:

27/09/2021 09:25



3 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 227 sqm approx
Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median House Price

June quarter 2021: \$1,300,000

Comparable Properties



4 Angler La MARIBYRNONG 3032 (REI)

3 2 2

Agent Comments

Situated facing the park, it also offered city views

Price: \$1,050,000
Method: Private Sale
Date: 30/08/2021
Property Type: Townhouse (Res)



1/17 Southampton St FOOTSCRAY 3011 (REI)

3 1 1

Agent Comments

Situated in the same vicinity and offering 3 bedrooms, 1 bathroom

Price: \$990,000
Method: Sold Before Auction
Date: 26/08/2021
Property Type: House

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.