Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	3 Angler 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	\$950,000	&	\$1,020,000
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Median sale price

Median price	\$1,300,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	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



Date of sale

hockingstuart





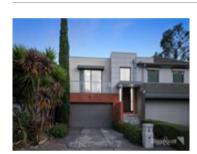
Rooms: 5

Property Type: House (Res) Land Size: 227 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,020,000 **Median House Price** June guarter 2021: \$1,300,000

Comparable Properties



4 Angler La MARIBYRNONG 3032 (REI)

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Price: \$1,050,000 Method: Private Sale Date: 30/08/2021

Property Type: Townhouse (Res)

Agent Comments

Situated facing the park, it also offered city views



1/17 Southampton St FOOTSCRAY 3011 (REI)



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.

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



