

# 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

20 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 \$600,000

&

\$660,000

### Median sale price

Median price \$520,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/10/2019

to 30/09/2020

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	14 Kynoch La MARIBYRNONG 3032	\$650,000	11/05/2020
2	36 Gatehouse PI MARIBYRNONG 3032	\$642,544	13/10/2020
3	1/18 Belvedere CI MARIBYRNONG 3032	\$625,000	30/07/2020

**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:

11/11/2020 10:23

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**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending September 2020: \$520,000



**Property Type:** House (Res)  
**Land Size:** 77.162 sqm approx  
**Agent Comments**

## Comparable Properties



**14 Kynoch La MARIBYRNONG 3032 (REI/VG)** **Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 11/05/2020  
**Property Type:** Townhouse (Res)



**36 Gatehouse PI MARIBYRNONG 3032 (REI)** **Agent Comments**



**Price:** \$642,544  
**Method:** Sold Before Auction  
**Date:** 13/10/2020  
**Property Type:** House (Res)

**1/18 Belvedere CI MARIBYRNONG 3032 (REI/VG)** **Agent Comments**



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 30/07/2020  
**Property Type:** Townhouse (Single)