

## 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

2 Lana Way, 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 \$680,000

&amp;

\$730,000

**Median sale price**

Median price \$1,100,000

House

X

Unit

Suburb Maribyrnong

Period - From 01/04/2018

to

31/03/2019

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	20 Warrs Rd MARIBYRNONG 3032	\$760,000	27/04/2019
2	1/23 Federal St FOOTSCRAY 3011	\$700,000	20/02/2019
3	2/39 Wallace St MAIDSTONE 3012	\$680,000	06/02/2019

**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.~~