## 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

25 Raven Lane, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$600,000		&		\$650,000				
Median sale p	rice								
Median price	\$670,000	Pro	operty Type	Том	nhouse		Suburb	Maribyrnong	
Period - From	23/03/2022	to	22/03/2023	5	Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	3/14 Bloomfield Av MARIBYRNONG 3032	\$678,000	13/12/2022
2	15/14 Horizon Dr MARIBYRNONG 3032	\$605,000	24/11/2022
3	5/127 Raleigh Rd MARIBYRNONG 3032	\$600,000	13/11/2022

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:

23/03/2023 12:37









**Property Type:** Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Townhouse Price 23/03/2022 - 22/03/2023: \$670,000

# **Comparable Properties**



3/14 Bloomfield Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$678,000 Method: Private Sale Date: 13/12/2022 Property Type: Townhouse (Res)



15/14 Horizon Dr MARIBYRNONG 3032 (REI) Agent Comments



Price: \$605,000 Method: Private Sale Date: 24/11/2022 Property Type: Townhouse (Single)



5/127 Raleigh Rd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$600,000 Method: Private Sale Date: 13/11/2022 Property Type: Townhouse (Single)

#### Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





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