

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

9 Raven Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,227,500

Property Type House

Suburb Maribyrnong

Period - From 25/03/2021

to

24/03/2022

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	52 Dudley St FOOTSCRAY 3011	\$1,365,000	16/11/2021
2	37 Bracken Av MARIBYRNONG 3032	\$1,350,000	15/11/2021
3	3 Raven La MARIBYRNONG 3032	\$1,330,000	18/12/2021

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:

25/03/2022 09:35



Property Type:
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
25/03/2021 - 24/03/2022: \$1,227,500

Comparable Properties



52 Dudley St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,365,000
Method: Sold Before Auction
Date: 16/11/2021
Property Type: House (Res)
Land Size: 280 sqm approx



37 Bracken Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 15/11/2021
Property Type: House
Land Size: 289 sqm approx



3 Raven La MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,330,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)

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