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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,380,000		&		\$1,480,000			
Median sale p	rice							
Median price	\$1,227,500	Pro	operty Type	Hou	se		Suburb	Maribyrnong
Period - From	25/03/2021	to	24/03/2022		So	urce	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.

Ade	dress 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.

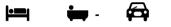
This Statement of Information was prepared on:

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)



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

Agent Comments

37 Bracken Av MARIBYRNONG 3032 (REI)



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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

Agent Comments



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

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



propertydata

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