

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

4 Angler Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$920,000

&

\$970,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Maribyrnong

Period - From 01/04/2021

to

30/06/2021

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	6 Ringtail Cirt MAIDSTONE 3012	\$940,000	11/06/2021
2	53 Liverpool St FOOTSCRAY 3011	\$944,000	15/05/2021
3	104 Edgewater Blvd MARIBYRNONG 3032	\$980,000	19/04/2021

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:

28/07/2021 10:20



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 216 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$920,000 - \$970,000
Median House Price
June quarter 2021: \$1,300,000

Comparable Properties



6 Ringtail Cirt MAIDSTONE 3012 (REI)

[Agent Comments](#)

4 3 3

Price: \$940,000
Method: Sold Before Auction
Date: 11/06/2021
Property Type: House (Res)
Land Size: 336 sqm approx



53 Liverpool St FOOTSCRAY 3011 (REI)

[Agent Comments](#)

2 1 1

Price: \$944,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)

104 Edgewater Blvd MARIBYRNONG 3032 (REI)

[Agent Comments](#)

3 2 2

Price: \$980,000
Method: Private Sale
Date: 19/04/2021
Property Type: House (Res)