

# 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

32 Lillardia Avenue, 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,330,000

Property Type House

Suburb Maribyrnong

Period - From 01/10/2021

to 31/12/2021

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	24 Vista Rise MARIBYRNONG 3032	\$1,100,000	01/02/2022
2	12 Ringtail Cirt MAIDSTONE 3012	\$1,065,000	18/11/2021
3	4 Angler La MARIBYRNONG 3032	\$1,050,000	30/08/2021

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:

14/02/2022 17:15



3 2 2

**Property Type:** House (Previously Occupied - Semi Detached)  
**Land Size:** 237 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2021: \$1,330,000

## Comparable Properties



**24 Vista Rise MARIBYRNONG 3032 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 01/02/2022  
**Property Type:** Townhouse (Res)



**12 Ringtail Cirt MAIDSTONE 3012 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,065,000  
**Method:** Sold Before Auction  
**Date:** 18/11/2021  
**Property Type:** House (Res)  
**Land Size:** 215 sqm approx



**4 Angler La MARIBYRNONG 3032 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 30/08/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 216 sqm approx