

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 Kingfisher Lane, Maribyrnong Vic 3032

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,016,000

House

X

Unit

Suburb Maribyrnong

Period - From 01/04/2018

to

30/06/2018

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	33 Bracken Av MARIBYRNONG 3032	\$1,000,000	26/05/2018
2	12 Primary PI MARIBYRNONG 3032	\$965,000	21/04/2018
3	11 Haven Cr ASCOT VALE 3032	\$925,000	07/07/2018

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.



4
 2
 2

Rooms:
Property Type: House
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 June quarter 2018: \$1,016,000

Inspired Living Enjoys Warehouse Vibe Near Maribyrnong River, Flemington Racecourse, Highpoint and schools, this warehouse-inspired four bedroom, two bathroom residence showcases generous backyard/alfresco zone, soaring ceilings, open concept living/dining/Smeg kitchen/mezzanine retreat, BIRS, heating/cooling, double garage.

Comparable Properties



33 Bracken Av MARIBYRNONG 3032 (REI)

Agent Comments

3
 2
 2

Price: \$1,000,000
Method: Sold Before Auction
Date: 26/05/2018
Rooms: -
Property Type: House (Res)



12 Primary Pl MARIBYRNONG 3032 (REI)

Agent Comments

3
 2
 2

Price: \$965,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House (Res)



11 Haven Cr ASCOT VALE 3032 (REI)

Agent Comments

3
 2
 1

Price: \$925,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 171 sqm approx