

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

2 Kynoch Lane, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$688,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/10/2019

to

31/12/2019

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	72 Blair St MARIBYRNONG 3032	\$675,000	04/09/2019
2	23 Raven La MARIBYRNONG 3032	\$669,500	30/08/2019
3	5/58 Middle Rd MARIBYRNONG 3032	\$625,000	03/09/2019

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:

29/02/2020 11:50



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$688,000

Median Unit Price

December quarter 2019: \$530,000

Comparable Properties



72 Blair St MARIBYRNONG 3032 (REI)

Agent Comments

 3  3  2

Price: \$675,000

Method: Private Sale

Date: 04/09/2019

Rooms: 5

Property Type: Townhouse (Res)



23 Raven La MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  2

Price: \$669,500

Method: Sold Before Auction

Date: 30/08/2019

Rooms: 5

Property Type: Townhouse (Res)



5/58 Middle Rd MARIBYRNONG 3032 (REI)

Agent Comments

 3  1  1

Price: \$625,000

Method: Private Sale

Date: 03/09/2019

Property Type: Townhouse (Single)