

STATEMENT OF INFORMATION

14 LILARDIA AVENUE, MARIBYRNONG, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 LILARDIA AVENUE, MARIBYRNONG,

3 2 2

Indicative Selling Price

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

Price Range: **\$800,000 to \$880,000**

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



MARIBYRNONG, VIC, 3032

Suburb Median Sale Price (House)

\$990,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



41 FORGE CL, MARIBYRNONG, VIC 3032

3 2 2

Sale Price

***\$845,000**

Sale Date: 25/11/2017

Distance from Property: 1.9km



11 SEA RUSH ST, MARIBYRNONG, VIC 3032

3 2 2

Sale Price

***\$859,000**

Sale Date: 27/09/2017

Distance from Property: 456m



19 BRACKEN AVE, MARIBYRNONG, VIC 3032

3 3 2

Sale Price

\$900,000

Sale Date: 22/07/2017

Distance from Property: 436m



This report has been compiled on 05/02/2018 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 LILARDIA AVENUE, MARIBYRNONG, VIC 3032

Indicative selling price

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

Price Range: \$800,000 to \$880,000

Median sale price

Median price \$990,000

House

Unit

Suburb MARIBYRNONG

Period 01 January 2017 to 31 December 2017

Source



Comparable property sales

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
41 FORGE CL, MARIBYRNONG, VIC 3032	*\$845,000	25/11/2017
11 SEA RUSH ST, MARIBYRNONG, VIC 3032	*\$859,000	27/09/2017
19 BRACKEN AVE, MARIBYRNONG, VIC 3032	\$900,000	22/07/2017