

## 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

6 Lana Way, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$755,000

#### Median sale price

Median price \$1,075,500

House

X

Unit

Suburb Maribyrnong

Period - From 01/07/2017

to

30/09/2017

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	2/30 Burns St MAIDSTONE 3012	\$800,000	09/12/2017
2	16 Wild Cherry St MARIBYRNONG 3032	\$785,000	28/07/2017
3	26 Wild Cherry St MARIBYRNONG 3032	\$755,000	09/09/2017

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.



3   1   2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$755,000

**Median House Price**  
September quarter 2017: \$1,075,500

## Comparable Properties



**2/30 Burns St MAIDSTONE 3012 (REI)**

**Agent Comments**

3   2   2

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**16 Wild Cherry St MARIBYRNONG 3032 (VG)**

**Agent Comments**

3   -   -

**Price:** \$785,000  
**Method:** Sale  
**Date:** 28/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 210 sqm approx



**26 Wild Cherry St MARIBYRNONG 3032 (REI)**

**Agent Comments**

3   2   2

**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)