

## 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

10 PELICAN LANE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

### 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 6 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

2 MAGAZINE WAY MARIBYRNONG VIC 3032	\$1,258,500	17-May-22
33 BRACKEN AVENUE MARIBYRNONG VIC 3032	\$1,255,000	17-Jul-22
10A ANGLER PARADE ASCOT VALE VIC 3032	\$1,250,000	06-Apr-22

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 6 months.

This Statement of Information was prepared on: 31 January 2023

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**2 MAGAZINE WAY MARIBYRNONG  
VIC 3032**

Sold Price

**\$1,258,500**

Sold Date

**17-May-22**

4



2



2

Distance

**0.17km****33 BRACKEN AVENUE  
MARIBYRNONG VIC 3032**

Sold Price

**\$1,255,000**

Sold Date

**17-Jul-22**

4



2



2

Distance

**0.25km****10A ANGLER PARADE ASCOT  
VALE VIC 3032**

Sold Price

**\$1,250,000**

Sold Date

**06-Apr-22**

3



2



2

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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