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

Period-from

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

Single Price	or rang betwee	5 100000	&	\$1,250,000				
Median sale price (*Delete house or unit as applicable)								
Median Price	\$550,000	Property type	Unit	Suburb	Maribyrnong			

31 Dec 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2022

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.

to

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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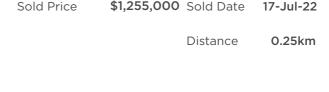


	2 MAGAZINE WAY MARIBYRNONG Sold Price \$1,258,500 VIC 3032					Sold Date	17-May-22
Contrast	昌 4	2	<u>⇔</u> 2			Distance	0.17km
	33 BRA	CKEN A	VENUE	Sold Price	\$1,255,000	Sold Date	17-Jul-22



 MARIBYRNONG VIC 3032

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10A ANGLER PARADE ASCOT VALE VIC 3032				Sold Pr	ice \$1,250,00	00 Sold Date	06-Apr-22
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RS = Recent sale UN = Undisclosed Sale

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