

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

1 Nayook Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Maribyrnong

Period - From 01/01/2022

to 31/03/2022

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	7 Central Park Av MARIBYRNONG 3032	\$1,011,000	23/02/2021
2	14 Flemming Av MARIBYRNONG 3032	\$1,007,500	24/04/2021
3	6/4 Belvedere Cl MARIBYRNONG 3032	\$969,000	26/02/2022

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:

31/05/2022 09:24



3 2 2

Rooms: 5
Property Type: House
Land Size: 276 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2022: \$1,200,000

Comparable Properties



7 Central Park Av MARIBYRNONG 3032 (REI) **Agent Comments**

4 2 1

Price: \$1,011,000
Method: Sold Before Auction
Date: 23/02/2021
Property Type: House



14 Flemming Av MARIBYRNONG 3032 (REI) **Agent Comments**

4 2 2

Price: \$1,007,500
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)



6/4 Belvedere Ct MARIBYRNONG 3032 (REI) **Agent Comments**

3 3 2

Price: \$969,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)