

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

March quarter 2017: \$988,944



 4    2    2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 250 sqm approx

Agent Comments

## Comparable Properties



**29 Lakeside Cr MARIBYRNONG 3032 (REI)**

Agent Comments

 5    3    2

**Price:** \$1,860,000

**Method:** Sold Before Auction

**Date:** 24/04/2017

**Rooms:** 7

**Property Type:** House



**7 Woodruff Av MARIBYRNONG 3032 (REI/VG)**

Agent Comments

 5    2    4

**Price:** \$1,425,000

**Method:** Sold Before Auction

**Date:** 27/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 405 sqm approx



**8 Magazine Way MARIBYRNONG 3032 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 14/03/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 312 sqm approx

## 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: 21 Lakeside Crescent, Maribyrnong Vic 3032

#### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

#### Median sale price

Median price: \$988,944  
 House: X  
 Suburb: Maribyrnong  
 Period - From: 01/01/2017 to 31/03/2017  
 Source: REIV

#### Comparable property sales

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
29 Lakeside Cr MARIBYRNONG 3032	\$1,860,000	24/04/2017
7 Woodruff Av MARIBYRNONG 3032	\$1,425,000	27/03/2017
8 Magazine Way MARIBYRNONG 3032	\$1,230,000	14/03/2017