

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered for sale	9
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Address	23 Raven Lane, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$630,000

Median sale price

Median price	\$522,500	Hou	se	Unit	X		Suburb	Maribyrnong
Period - From	01/04/2019	to	30/06/2019		Source	REIV		

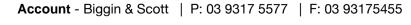
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	13 Raven La MARIBYRNONG 3032	\$630,000	16/02/2019
2	16 Gatehouse PI MARIBYRNONG 3032	\$600,000	16/03/2019
3	68 Wolverhampton St FOOTSCRAY 3011	\$600,000	07/03/2019

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.







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Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$590,000 - \$630,000 **Median Unit Price** June quarter 2019: \$522,500

Comparable Properties



13 Raven La MARIBYRNONG 3032 (REI)



Price: \$630,000 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



16 Gatehouse PI MARIBYRNONG 3032 (REI)





Price: \$600,000 Method: Auction Sale Date: 16/03/2019

Rooms: -

Property Type: Apartment

Agent Comments



68 Wolverhampton St FOOTSCRAY 3011 (REI) Agent Comments

- 2

Date: 07/03/2019

Price: \$600.000 Method: Private Sale

Rooms: -

Property Type: Townhouse (Single)

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





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