



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

23 Raven Lane, Maribyrnong Vic 3032

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

House

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.

	Address 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.~~



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)

Agent Comments



Price: \$630,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: Townhouse (Res)



16 Gatehouse PI MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: Apartment



68 Wolverhampton St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 07/03/2019
Rooms: -
Property Type: Townhouse (Single)