

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

9 Frangipani Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$800,000

&

\$860,000

Median sale price

Median price

\$1,010,500

Property Type

House

Suburb

Maribyrnong

Period - From

23/06/2020

to

22/06/2021

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	5 Kallara Gr MARIBYRNONG 3032	\$870,000	14/04/2021
2	30 Wild Cherry St MARIBYRNONG 3032	\$800,000	23/03/2021
3	2/11 Bloomfield Av MARIBYRNONG 3032	\$882,000	20/03/2021

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:

23/06/2021 14:10



4 2 2

Rooms: 6
Property Type: Townhouse
(Single)
Land Size: 275 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$860,000
Median House Price
23/06/2020 - 22/06/2021: \$1,010,500

Comparable Properties



5 Kallara Gr MARIBYRNONG 3032 (REI)

Agent Comments

3 1 2

Price: \$870,000
Method: Sold Before Auction
Date: 14/04/2021
Property Type: House (Res)



30 Wild Cherry St MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$800,000
Method: Private Sale
Date: 23/03/2021
Property Type: Townhouse (Res)



2/11 Bloomfield Av MARIBYRNONG 3032 (REI)

Agent Comments

3 2 1

Price: \$882,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Townhouse (Res)