

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

3 LANA WAY MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 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

1/1 MERLYN STREET MARIBYRNONG VIC 3032	\$945,000	10-May-24
12 ROWE STREET MARIBYRNONG VIC 3032	\$880,000	20-Jun-24

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 6 months.

This Statement of Information was prepared on: 26 October 2024



**1/1 MERLYN STREET
MARIBYRNONG VIC 3032**

 3  1  -

Sold Price **\$945,000** Sold Date **10-May-24**

Distance **0.39km**



**12 ROWE STREET MARIBYRNONG
VIC 3032**

 3  2  3

Sold Price **\$880,000** Sold Date **20-Jun-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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