

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

15 Frangipani Lane, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,330,000

Property Type House

Suburb Maribyrnong

Period - From 01/04/2022

to 30/06/2022

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	27 Hillside Cr MARIBYRNONG 3032	\$1,100,000	27/08/2022
2	27 Medfield Av AVONDALE HEIGHTS 3034	\$1,100,000	06/05/2022
3	1 Nayook La MARIBYRNONG 3032	\$1,015,000	30/07/2022

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:

03/10/2022 09:53

15 Frangipani Lane, Maribyrnong Vic 3032



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

June quarter 2022: \$1,330,000

Comparable Properties



27 Hillside Cr MARIBYRNONG 3032 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 551 sqm approx



27 Medfield Av AVONDALE HEIGHTS 3034 (REI)

Agent Comments

 3  1  1

Price: \$1,100,000

Method: Private Sale

Date: 06/05/2022

Property Type: House (Res)



1 Nayook La MARIBYRNONG 3032 (REI)

Agent Comments

 3  2  2

Price: \$1,015,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

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



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