

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

21 Frangipani Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$980,000

&

\$1,078,000

Median sale price

Median price

\$1,287,000

Property Type

House

Suburb

Maribyrnong

Period - From

01/07/2021

to

30/09/2021

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	9 Frangipani La MARIBYRNONG 3032	\$1,095,000	24/07/2021
2	14 Flemming Av MARIBYRNONG 3032	\$1,007,500	24/04/2021
3	3/34 Middle Rd MARIBYRNONG 3032	\$999,000	30/06/2021

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:

21/10/2021 10:47



4 -

Property Type: House
Land Size: 299.921 sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,078,000
Median House Price
 September quarter 2021: \$1,287,000

Comparable Properties



9 Frangipani La MARIBYRNONG 3032 (REI) Agent Comments

4 2 2

Price: \$1,095,000
Method: Auction Sale
Date: 24/07/2021
Property Type: House (Res)



14 Flemming Av MARIBYRNONG 3032 (REI) Agent Comments

4 2 2

Price: \$1,007,500
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)



3/34 Middle Rd MARIBYRNONG 3032 (REI) Agent Comments

3 2 2

Price: \$999,000
Method: Sold Before Auction
Date: 30/06/2021
Property Type: Townhouse (Res)