

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

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Maribyrnong

Period-from

01 May 2024

to

30 Apr 2025

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

7 HILLSDALE AVENUE MARIBYRNONG VIC 3032	\$911,000	15-Mar-25
2 MIDDLE ROAD MARIBYRNONG VIC 3032	\$910,000	15-Mar-25
21 WATERFORD AVENUE MARIBYRNONG VIC 3032	\$910,000	24-Apr-25

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: 05 May 2025



7 HILLSDALE AVENUE MARIBYRNONG VIC 3032

3 2 2

Sold Price

^{RS} **\$911,000**

Sold Date

15-Mar-25

Distance

0.64km



2 MIDDLE ROAD MARIBYRNONG VIC 3032

3 2 2

Sold Price

^{RS} **\$910,000**

Sold Date

15-Mar-25

Distance

2.15km



21 WATERFORD AVENUE MARIBYRNONG VIC 3032

3 2 2

Sold Price

Sold Date

24-Apr-25

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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