

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

6 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Mar 2023

to

29 Feb 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

1/3 HORIZON DRIVE MARIBYRNONG VIC 3032	\$788,000	15-Feb-24
47 HILLSDALE AVENUE MARIBYRNONG VIC 3032	\$875,000	02-Dec-23
28 WATERFORD AVENUE MARIBYRNONG VIC 3032	\$918,000	09-Nov-23

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: 06 March 2024

	<p>1/3 HORIZON DRIVE MARIBYRNONG VIC 3032</p> <p>3 2 2 </p>	<p>Sold Price</p>	<p>^{RS} \$788,000</p>	<p>Sold Date 15-Feb-24</p>
				<p>Distance 1.22km</p>
	<p>47 HILLSDALE AVENUE MARIBYRNONG VIC 3032</p> <p>3 2 2 </p>	<p>Sold Price</p>	<p>\$875,000</p>	<p>Sold Date 02-Dec-23</p>
				<p>Distance 0.58km</p>
	<p>28 WATERFORD AVENUE MARIBYRNONG VIC 3032</p> <p>3 2 2 </p>	<p>Sold Price</p>	<p>\$918,000</p>	<p>Sold Date 09-Nov-23</p>
				<p>Distance 1.8km</p>

RS = Recent sale UN = Undisclosed Sale

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