

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

7 FLEMMING AVENUE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Aug 2022

to

31 Jul 2023

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

15 NAYOOK LANE MARIBYRNONG VIC 3032	\$960,000	11-Feb-23
15 FRANGIPANI LANE MARIBYRNONG VIC 3032	\$1,100,000	06-Oct-22

OR

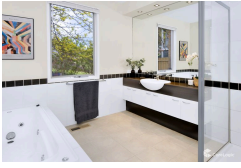
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 17 August 2023

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**15 NAYOOK LANE MARIBYRNONG
VIC 3032**

 3  2  2

Sold Price

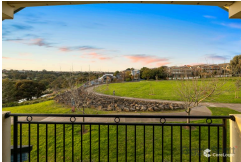
\$960,000

Sold Date

11-Feb-23

Distance

0.2km



**15 FRANGIPANI LANE
MARIBYRNONG VIC 3032**

 3  2  2

Sold Price

\$1,100,000

Sold Date

06-Oct-22

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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