STATEMENT OF INFORMATION

14 LILARDIA AVENUE, MARIBYRNONG, VIC 3032 PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



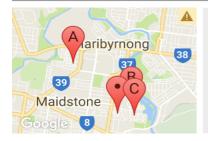
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$800,000 to \$880,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



MARIBYRNONG, VIC, 3032

Suburb Median Sale Price (House)

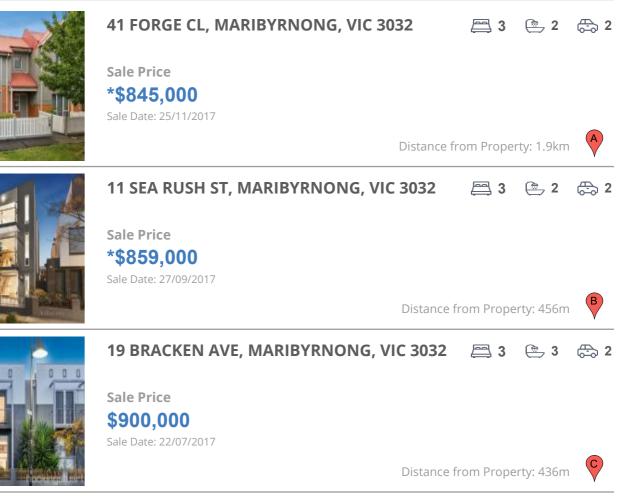
\$990,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 05/02/2018 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

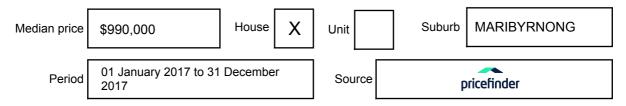
Indicative selling price

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

Price Range:

\$800,000 to \$880,000

Median sale price



Comparable property sales

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
41 FORGE CL, MARIBYRNONG, VIC 3032	*\$845,000	25/11/2017
11 SEA RUSH ST, MARIBYRNONG, VIC 3032	*\$859,000	27/09/2017
19 BRACKEN AVE, MARIBYRNONG, VIC 3032	\$900,000	22/07/2017