

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

5/5 HORIZON DRIVE 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jun 2021

to

31 May 2022

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

7/14 HORIZON DRIVE MARIBYRNONG VIC 3032	\$765,000	16-Feb-22
4/17 BELVEDERE CLOSE MARIBYRNONG VIC 3032	\$760,000	09-Apr-22
2 PARADE SQUARE MARIBYRNONG VIC 3032	\$745,000	19-Feb-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: 22 June 2022

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7/14 HORIZON DRIVE MARIBYRNONG VIC 3032

3 2 2

Sold Price **\$765,000** Sold Date **16-Feb-22**

Distance -



4/17 BELVEDERE CLOSE MARIBYRNONG VIC 3032

3 1 1

Sold Price **\$760,000** Sold Date **09-Apr-22**

Distance **0.25km**



2 PARADE SQUARE MARIBYRNONG VIC 3032

3 3 1

Sold Price **\$745,000** Sold Date **19-Feb-22**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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