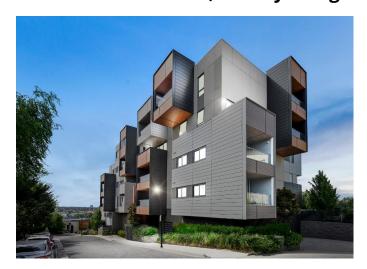
401/11 Horizon Drive, Maribyrnong Vic 3032



2 Bed 2 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$520,000 Median House Price Year ending December 2022: \$580,000

Comparable Properties



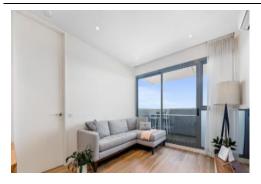
305/8 Horizon Drive, Maribyrnong 3032 (REI)

2 Bed 2 Bath 1 Car Price: \$535,000 Method: Private Sale Date: 08/02/2023

Property Type: Apartment

Agent Comments: Offering comparable accommodation.

Located within the same development.



206/11 Horizon Drive, Maribyrnong 3032 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$517,000 Method: Private Sale Date: 10/01/2022

Property Type: Apartment

Agent Comments: Offering comparable accommodation.

Located within the same building.



503/45 Edgewater Boulevard, Maribyrnong 3032

(REI/VG)

2 Bed 2 Bath 1 Car Price: \$505,000 Method: Private Sale Date: 27/11/2022

Property Type: Apartment

Agent Comments: Similar style development, offering

comparable accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Pro	pertv	offered	for sa	ale
		OHICI CU	TOI D	MI C

Address Including suburb or locality and postcode	401/11 Horizon Drive, Maribyrnong Vic 3032
locality and postocac	

Indicative selling price

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

Single price	\$520,000

Median sale price

Median price	\$580,000		Unit x	Suburb	Maribyrnong	
Period - From	01/01/2022	to	31/12/2022	S	Source REIV	

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
305/8 Horizon Drive, MARIBYRNONG 3032	\$535,000	08/02/2023
206/11 Horizon Drive, MARIBYRNONG 3032	\$517,000	10/01/2023
503/45 Edgewater Boulevard, MARIBYRNONG 3032	\$505,000	27/11/2022

This Statement of Information was prepared on: 29/03/2023 14:11

