

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*

Property offered for sale

Address
Including suburb or
locality and postcode

401/11 Horizon Drive, Maribyrnong Vic 3032

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

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