

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

23/14 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$659,000

Median sale price

Median price

\$519,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

22/02/2020

to

21/02/2021

Source

REIV

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 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
1	23 Raven La MARIBYRNONG 3032	\$730,000	06/01/2021
2	2/2 Mitchell St MARIBYRNONG 3032	\$690,000	21/12/2020
3	2/105 Raleigh Rd MARIBYRNONG 3032	\$625,000	30/01/2021

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 six months.~~

This Statement of Information was prepared on:

22/02/2021 10:44



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$659,000

Median Unit Price

22/02/2020 - 21/02/2021: \$519,000

Comparable Properties



23 Raven La MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$730,000

Method: Private Sale

Date: 06/01/2021

Property Type: Townhouse (Res)



2/2 Mitchell St MARIBYRNONG 3032 (REI)

Agent Comments

2 2 2

Price: \$690,000

Method: Private Sale

Date: 21/12/2020

Property Type: Townhouse (Single)



2/105 Raleigh Rd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$625,000

Method: Auction Sale

Date: 30/01/2021

Property Type: Townhouse (Res)