

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

9/6 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$674,000

Property Type Townhouse

Suburb Maribyrnong

Period - From 15/12/2020

to 14/12/2021

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	7 Kiln Wlk MAIDSTONE 3012	\$655,000	23/10/2021
2	5/11 Grandview Av MARIBYRNONG 3032	\$617,000	06/11/2021
3	4/127 Raleigh Rd MARIBYRNONG 3032	\$600,000	09/09/2021

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:

15/12/2021 14:24



 3
  2
  2

Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Townhouse Price
 15/12/2020 - 14/12/2021: \$674,000

Comparable Properties



7 Kiln Wlk MAIDSTONE 3012 (REI)

Agent Comments

 3
  2
  1

Price: \$655,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Townhouse (Res)



5/11 Grandview Av MARIBYRNONG 3032 (REI) Agent Comments

 2
  1
  1

Price: \$617,000
Method: Auction Sale
Date: 06/11/2021
Property Type: Townhouse (Res)



4/127 Raleigh Rd MARIBYRNONG 3032 (REI) Agent Comments

 2
  1
  1

Price: \$600,000
Method: Private Sale
Date: 09/09/2021
Property Type: Townhouse (Res)