

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

1/2 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$354,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

23/11/2019

to

22/11/2020

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	4/48 Scotia St MOONEE PONDS 3039	\$369,000	12/06/2020
2	103/2 La Scala Av MARIBYRNONG 3032	\$352,500	16/07/2020
3	22/2 Horizon Dr MARIBYRNONG 3032	\$350,000	29/10/2020

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:

23/11/2020 16:30



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$354,000

Median Unit Price

23/11/2019 - 22/11/2020: \$520,000

Comparable Properties



4/48 Scotia St MOONEE PONDS 3039 (REI)

Agent Comments

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Price: \$369,000

Method: Private Sale

Date: 12/06/2020

Rooms: 1

Property Type: Unit



103/2 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

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Price: \$352,500

Method: Private Sale

Date: 16/07/2020

Property Type: Apartment



22/2 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

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Price: \$350,000

Method: Private Sale

Date: 29/10/2020

Rooms: 3

Property Type: Apartment