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

12/14 HORIZON DRIVE MARIBYRNONG VIC 3032

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range	- <u></u>	&	\$660,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$492,500	Property type	Unit	Suburb	Maribyrnong				

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
10/41 THOMSON STREET MAIDSTONE VIC 3012	650000	06-Feb-25
47 CREFDEN STREET MAIDSTONE VIC 3012	641000	30-Aug-24
21/14 HORIZON DRIVE MARIBYRNONG VIC 3032	630000	11-Sep-24

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 6 months.

This Statement of Information was prepared on: 11 February 2025

Source



Corelogic

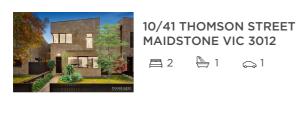
consumer.vic.gov.au

- Jeremy Morris
- P 0390771578
- M 0418761999
- ${\sf E} \hspace{0.1in} {\sf jeremy} @ {\sf askproperty.melbourne} \\$

^{RS}650000 Sold Date 06-Feb-25

Distance

1.92km



-	47 CREFDEN STREET MAIDSTONE VIC 3012			Sold Price	641000	Sold Date	30-Aug-24
webogte	昌 2	2	⊜ 1			Distance	1.64km

Sold Price



,		N DRIVE G VIC 3032	:	Sold Price	6300	000	Sold Date	11-Sep-24
昌 2	2	⇔ 1					Distance	-

RS = Recent sale UN = Undisclosed Sale

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