

G16/55 Cumberland Drive, Maribyrnong



2 Beds 2 Baths 1 Car
Property Type: Apartment

Indicative Selling Price
\$440,000 - \$480,000
Median Apartment Price
March Quarter 2017: \$510,000

Comparable Properties



12G/Pier Lane, Maribyrnong 3032 (REI)
2 Beds 2 Bath 1 Car
Price: \$475,000
Method: Private Sale
Date: 22/04/2017
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Similar floor plan, Superior aspect



205/54 La Scala Ave, Maribyrnong 3032 (REI)
2 Beds 1 Baths 1 Car
Price: \$472,000
Method: Private Sale
Date: 16/05/2017
Property Type: Apartment
Agent Comments: Larger balcony, Inferior Accommodation



209/90 La Scala Avenue, Maribyrnong (REI)
2 Beds 2 Baths 1 Car
Price: \$462,000
Method: Private Sale
Date: 25/03/2017
Property Type: Apartment
Agent Comments: Inferior location and development, similar floor plan

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	G16/55 Cumberland Drive, Maribyrnong Vic 3032
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Indicative selling price

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

Range between	\$440,000	&	\$480,000
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Median sale price

Median price	\$510,000	unit	X	Suburb or locality	Maribyrnong
Period - From	01/01/2017	to	31/03/2017	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
12G/20 Pier Lane, Maribyrnong 3032	\$475,000	22/04/2017
205/54 La Scala Avenue, Maribyrnong 3032	\$472,000	16/05/2017
209/90 La Scala Avenue, Maribyrnong 3032	\$462,000	25/03/2017