

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

6/1 HORIZON DRIVE MARIBYRNONG VIC 3032

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

1/10 HORIZON DRIVE MARIBYRNONG VIC 3032	\$660,000	27-Oct-23
1/6 HORIZON DRIVE MARIBYRNONG VIC 3032	\$645,000	01-Jul-23
4 LANA WAY MARIBYRNONG VIC 3032	\$650,000	01-Sep-23

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: 20 November 2023

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1/10 HORIZON DRIVE MARIBYRNONG VIC 3032

3 2 2

Sold Price

^{RS}

\$660,000

Sold Date

27-Oct-23

Distance

0km



1/6 HORIZON DRIVE MARIBYRNONG VIC 3032

3 2 2

Sold Price

\$645,000

Sold Date

01-Jul-23

Distance

0.06km



4 LANA WAY MARIBYRNONG VIC 3032

3 1 1

Sold Price

^{RS}

\$650,000

Sold Date

01-Sep-23

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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