

## 302/55 Cumberland Drive, Maribyrnong



**2 Beds 2 Baths 2 Cars**  
**Property Type:** Apartment

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Apartment Price**  
March Quarter 2017: \$510,000

## Comparable Properties

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**303/55 Cumberland Drive, Maribyrnong 3032 (VG)**  
**2 Beds 2 Bath 1 Car**  
**Price:** \$600,000  
**Method:** Sale  
**Date:** 27/01/2017  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Similar floor plan, one less car park



**101/55 Cumberland Drive, Maribyrnong 3032 (REI)**  
**2 Beds 2 Baths 1 Car**  
**Price:** \$642,000  
**Method:** Private Sale  
**Date:** 08/04/2017  
**Property Type:** Apartment  
**Agent Comments:** Bigger balcony, one less car park



**301/30 La Scala Avenue, Maribyrnong**  
**2 Beds 2 Baths 1 Car**  
**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 21/03/2017  
**Property Type:** Apartment  
**Agent Comments:** Inferior location and complex, similar internal floor plan

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## 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**

302/55 Cumberland Drive, Maribyrnong Vic 3032

#### Indication selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between

\$600,000

&

\$650,000

#### Median sale price

Median price

\$510,000

Unit

X

Suburb

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of the comparable property	Price	Date of sale
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303/55 Cumberland Drive, Maribyrnong 3032	\$600,000	27/01/2017
101/55 Cumberland Drive, Maribyrnong 3032	\$642,000	08/04/2017
301/30 La Scala Avenue, Maribyrnong 3032	\$585,000	21/03/2017

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity and we do not necessarily claim to have acted as the selling agent in these transactions.