

316/55 Cumberland Drive, Maribyrnong Vic 3032



2 Bed 2 Bath 2 Car
Property Type: Apartment
Indicative Selling Price
 \$649,000
Median House Price
 September quarter 2024: \$537,000

Comparable Properties



216/1 Moreland Street, Footscray 3011 (REI)
2 Bed 2 Bath 2 Car
Price: \$690,000
Method: Private Sale
Date: 01/10/2024
Property Type: Apartment
Agent Comments: Inferior location, comparable size, comparable presentation



314/20 Pier Lane, Maribyrnong 3032 (REI)
2 Bed 2 Bath 1 Car
Price: \$635,000
Method: Private Sale
Date: 24/09/2024
Property Type: Apartment
Agent Comments: Comparable location, comparable size, comparable presentation



308/82 La Scala Avenue, Maribyrnong 3032 (VG)
2 Bed 2 Bath - Car
Price: \$625,000
Method: Sale
Date: 24/06/2024
Property Type: Strata Unit/Flat
Agent Comments: Inferior location, comparable size, comparable presentation

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

316/55 Cumberland Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$537,000

Unit

x

Suburb

Maribyrnong

Period - From

01/07/2024

to

30/09/2024

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
216/1 Moreland Street, FOOTSCRAY 3011	\$690,000	01/10/2024
314/20 Pier Lane, MARIBYRNONG 3032	\$635,000	24/09/2024
308/82 La Scala Avenue, MARIBYRNONG 3032	\$625,000	24/06/2024

This Statement of Information was prepared on:

11/11/2024 09:46