

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

206/11 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$577,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/10/2021

to

30/09/2022

Source

REIV

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

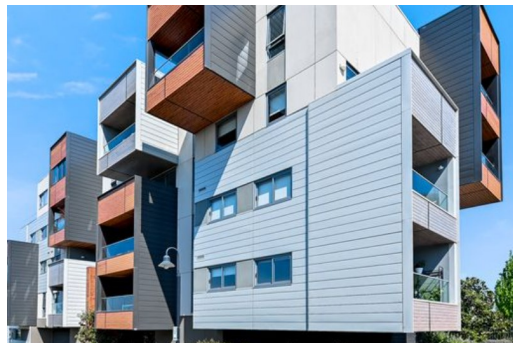
	Address of comparable property	Price	Date of sale
1	G12/54 La Scala Av MARIBYRNONG 3032	\$540,000	23/04/2022
2	110/45 Edgewater Blvd MARIBYRNONG 3032	\$535,000	19/05/2022
3	106/45 Edgewater Blvd MARIBYRNONG 3032	\$527,000	19/07/2022

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 six months.~~

This Statement of Information was prepared on:

21/10/2022 13:31



2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$530,000

Median Unit Price
Year ending September 2022: \$577,500

Comparable Properties



G12/54 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$540,000
Method: Private Sale
Date: 23/04/2022
Property Type: Apartment

110/45 Edgewater Blvd MARIBYRNONG 3032 (REI/VG)

Agent Comments

2 2 1

Price: \$535,000
Method: Private Sale
Date: 19/05/2022
Property Type: Apartment



106/45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$527,000
Method: Private Sale
Date: 19/07/2022
Property Type: Unit

Account - The Agency Port Phillip | P: 03 8578 0388