## 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

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			consumer.vic.gov.au	/underguoting

Single price \$530,000

#### Median sale price

Median price	\$577,500	Pro	perty Type Uni	t	Suburb	Maribyrnong
Period - From	01/10/2021	to	30/09/2022	Sour	ce 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.

Ado	dress 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







**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)



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

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



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



106/45 Edgewater Blvd MARIBYRNONG 3032 Agent Comments (REI)



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

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





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