woodards

10/10 Horizon Drive, Maribyrnong Vic 3032

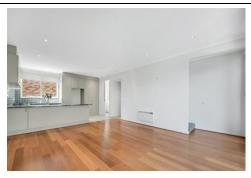


3 Bed 2 Bath 2 Car Property Type: Strata Unit/Flat Indicative Selling Price \$680,000 Median House Price Year ending June 2024: \$519,000

Comparable Properties



6/1 Horizon Drive, Maribyrnong 3032 (REI) 3 Bed 2 Bath 2 Car Price: \$645,000 Method: Private Sale Date: 12/07/2024 Property Type: Apartment Agent Comments: Comparable 3 bedroom accommodation in neighbouring building.



16/4 Wests Road, Maribyrnong 3032 (REI/VG) 3 Bed 2 Bath 2 Car Price: \$675,000 Method: Private Sale Date: 06/05/2024 Property Type: Townhouse (Res) Agent Comments: Comparable 3 bedroom accommodation n townhouse layout.



6/5 Fabian Court, Maribyrnong 3032 (REI/VG) 3 Bed 1 Bath 1 Car Price: \$653,000 Method: Private Sale Date: 05/03/2024 Property Type: Townhouse (Single) Agent Comments: 3 bedroom townhouse with inferior accommodation.

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 locality and postcode

Including suburb or 10/10 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price	\$519,000		Unit	х	Suburb	Mariby	rnong	
Period - From	01/07/2023	to	30/06/2	024	S	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
6/1 Horizon Drive, MARIBYRNONG 3032	\$645,000	12/07/2024
16/4 Wests Road, MARIBYRNONG 3032	\$675 <i>,</i> 000	06/05/2024
6/5 Fabian Court, MARIBYRNONG 3032	\$653,000	05/03/2024

This Statement of Information was prepared on:

01/08/2024 10:15



This guide must not be taken as legal advice.