

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

6 2 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$520,000

House

Unit

X

Suburb

Maribyrnong

Period - From

01/07/2018

to

30/09/2018

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 | 14/4 Crefden St MAIDSTONE 3012 | \$330,000 | 09/10/2018 |
| 2 | 10/8-10 Clyde St MARIBYRNONG 3032 | \$329,000 | 27/08/2018 |
| 3 | 3/4 Crefden St MAIDSTONE 3012 | \$320,500 | 11/09/2018 |

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.~~



Rooms:

Property Type: apartment

Agent Comments

Walking distance to Highpoint shopping center.

Comparable Properties



14/4 Crefden St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 09/10/2018

Rooms: 2

Property Type: Unit



10/8-10 Clyde St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$329,000

Method: Private Sale

Date: 27/08/2018

Rooms: 2

Property Type: Apartment



3/4 Crefden St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$320,500

Method: Private Sale

Date: 11/09/2018

Rooms: 3

Property Type: Apartment