

## 14/2 Horizon Drive, Maribyrnong Vic 3032



**2 Bed 2 Bath 2 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$499,000

**Median House Price**

Year ending September 2022:

\$577,500

## Comparable Properties



**503/45 Edgewater Boulevard, Maribyrnong 3032 (REI)**

**2 Bed 2 Bath 1 Car**

**Price:** \$505,000

**Method:** Private Sale

**Date:** 27/11/2022

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments:** Modern apartment, city views, one less car space.



**301/32 La Scala Avenue, Maribyrnong 3032 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$485,000

**Method:** Private Sale

**Date:** 30/08/2022

**Property Type:** Apartment

**Agent Comments:** Modern apartment building with comparable accommodation.



**109/2 La Scala Avenue, Maribyrnong 3032 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$471,000

**Method:** Private Sale

**Date:** 19/08/2022

**Property Type:** Apartment

**Agent Comments:** Modern apartment building, comparable accommodation, inferior size.

## 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

14/2 Horizon Drive, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$499,000

#### Median sale price

Median price

\$577,500

Unit

x

Suburb

Maribyrnong

Period - From

01/10/2021

to

30/09/2022

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
503/45 Edgewater Boulevard, MARIBYRNONG 3032	\$505,000	27/11/2022
301/32 La Scala Avenue, MARIBYRNONG 3032	\$485,000	30/08/2022
109/2 La Scala Avenue, MARIBYRNONG 3032	\$471,000	19/08/2022

This Statement of Information was prepared on:

19/12/2022 09:29