

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

35/2 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Maribyrnong

Period - From 19/01/2020

to 18/01/2021

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	102/64 Wests Rd MARIBYRNONG 3032	\$510,000	11/01/2021
2	6/60 La Scala Av MARIBYRNONG 3032	\$480,000	10/09/2020
3	207/11 Horizon Dr MARIBYRNONG 3032	\$475,000	30/11/2020

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:

19/01/2021 14:47



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000

Median Unit Price

19/01/2020 - 18/01/2021: \$520,000

Comparable Properties



102/64 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$510,000

Method: Private Sale

Date: 11/01/2021

Rooms: 4

Property Type: Apartment

6/60 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$480,000

Method: Private Sale

Date: 10/09/2020

Property Type: Apartment



207/11 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$475,000

Method: Private Sale

Date: 30/11/2020

Rooms: 4

Property Type: Apartment