

# 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

305/8 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)

Range between \$500,000 & \$549,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Maribyrnong

Period - From 14/12/2021 to 13/12/2022 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	3/9 Horizon Dr MARIBYRNONG 3032	\$545,000	10/08/2022
2	106/45 Edgewater Blvd MARIBYRNONG 3032	\$527,000	19/07/2022
3	503/45 Edgewater Blvd MARIBYRNONG 3032	\$505,000	27/11/2022

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:

14/12/2022 10:53

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$500,000 - \$549,000

**Median Unit Price**

14/12/2021 - 13/12/2022: \$565,000

## Comparable Properties

**3/9 Horizon Dr MARIBYRNONG 3032 (REI)**

Agent Comments

**Price:** \$545,000**Method:** Private Sale**Date:** 10/08/2022**Property Type:** Apartment**106/45 Edgewater Blvd MARIBYRNONG 3032 (REI)**

Agent Comments

**Price:** \$527,000**Method:** Private Sale**Date:** 19/07/2022**Property Type:** Unit**503/45 Edgewater Blvd MARIBYRNONG 3032 (REI)**

Agent Comments

**Price:** \$505,000**Method:** Private Sale**Date:** 27/11/2022**Rooms:** 3**Property Type:** Apartment