# 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									
Range betweer	\$500,000		&		\$549,000				
Median sale p	rice								
Median price	\$565,000	Pro	operty Type	Unit			Suburb	Maribyrnong	
Period - From	14/12/2021	to	13/12/2022		So	urce	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.

Ade	dress 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**





106/45 Edgewater Blvd MARIBYRNONG 3032 Agent Comments (REI)



Price: \$527,000 Method: Private Sale Date: 19/07/2022 Property Type: Unit



### Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



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