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	109/44 Skyline Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price	$499,000

Median sale price

Median price	$474,250	~~House~~		Unit	X		Suburb	Maribyrnong
Period - From	01/10/2018	to	31/12/2018			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**
1 409/60 Edgewater Blvd MARIBYRNONG 3032	$525,000	08/09/2018
2 507/44 Skyline Dr MARIBYRNONG 3032	$520,000	29/08/2018
3 2/9 Horizon Dr MARIBYRNONG 3032	$510,000	18/12/2018

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.~~

🛏 2   🛁 2   🚗 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
$499,000
Median Unit Price
December quarter 2018: $474,250

Comparable Properties

409/60 Edgewater Blvd MARIBYRNONG 3032 (REI)

🛏 2   🛁 2   🚗 1

Price: $525,000
Method: Auction Sale
Date: 08/09/2018
Rooms: 5
Property Type: Apartment

Agent Comments

507/44 Skyline Dr MARIBYRNONG 3032 (REI)

🛏 2   🛁 2   🚗 1

Price: $520,000
Method: Private Sale
Date: 29/08/2018
Rooms: 4
Property Type: Apartment

Agent Comments

2/9 Horizon Dr MARIBYRNONG 3032 (REI)

🛏 2   🛁 2   🚗 2

Price: $510,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: Apartment

Agent Comments

REIV   propertydata.com.au