

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	109/44 Skyline Drive, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$474,250	Hou	Ise	Unit	Х	S	uburb	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.





Account - Edward Thomas | P: 03 9376 3322







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

Price: \$525,000 Method: Auction Sale Date: 08/09/2018

Rooms: 5

Property Type: Apartment

Agent Comments

Agent Comments



507/44 Skyline Dr MARIBYRNONG 3032 (REI)



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

-2

Property Type: Apartment



2/9 Horizon Dr MARIBYRNONG 3032 (REI)

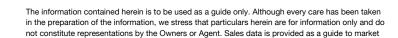
Price: \$510,000 Method: Private Sale Date: 18/12/2018

Rooms: -

Property Type: Apartment

Agent Comments

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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