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

10/14 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$580,000		&		\$620,000			
Median sale p	rice							
Median price	\$665,000	Pro	operty Type	Том	nhouse		Suburb	Maribyrnong
Period - From	08/03/2023	to	07/03/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	1/11 Grandview Av MARIBYRNONG 3032	\$620,000	17/10/2023
2	14/14 Horizon Dr MARIBYRNONG 3032	\$608,000	12/09/2023
3	5/127 Raleigh Rd MARIBYRNONG 3032	\$600,000	16/11/2023

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.

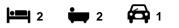
This Statement of Information was prepared on:

08/03/2024 11:46









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$580,000 - \$620,000 Median Townhouse Price 08/03/2023 - 07/03/2024: \$665,000

Comparable Properties



1/11 Grandview Av MARIBYRNONG 3032 (REI/VG)



Price: \$620,000 Method: Private Sale Date: 17/10/2023 Property Type: Townhouse (Single)

14/14 Horizon Dr MARIBYRNONG 3032 (VG)

Agent Comments

Agent Comments



Price: \$608,000 Method: Sale Date: 12/09/2023 Property Type: Townhouse (Conjoined)



5/127 Raleigh Rd MARIBYRNONG 3032 (REI/VG)

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Agent Comments



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

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