

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 consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price \$665,000 Property Type Townhouse Suburb Maribyrnong

Period - From 08/03/2023 to 07/03/2024 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	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



2
 2
 1

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)**

Agent Comments

2
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Price: \$620,000

Method: Private Sale

Date: 17/10/2023

Property Type: Townhouse (Single)

14/14 Horizon Dr MARIBYRNONG 3032 (VG)

Agent Comments

2
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Price: \$608,000

Method: Sale

Date: 12/09/2023

Property Type: Townhouse (Conjoined)



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

Agent Comments

2
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 1

Price: \$600,000

Method: Private Sale

Date: 16/11/2023

Rooms: 3

Property Type: Townhouse (Res)

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