## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

| <b>Property</b> | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address              | 5/14 Horizon Drive, Maribyrnong Vic 3032 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

Single price \$789,000

#### Median sale price

| Median price  | \$545,000  | Pro | perty Type | Unit |        | Suburb | Maribyrnong |
|---------------|------------|-----|------------|------|--------|--------|-------------|
| Period - From | 01/04/2020 | to  | 30/06/2020 |      | 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

| 1 | 2/35 Warrs Rd MARIBYRNONG 3032       | \$785,000 | 18/03/2020 |
|---|--------------------------------------|-----------|------------|
| 2 | 1/225 Maribyrnong Rd ASCOT VALE 3032 | \$783,000 | 17/04/2020 |
| 3 | 1b Pullar St MAIDSTONE 3012          | \$779,000 | 08/02/2020 |

#### OR

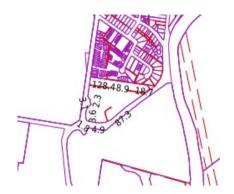
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 27/07/2020 09:17 |
|--|------------------|



Date of sale











Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$789,000 **Median Unit Price** June quarter 2020: \$545,000

# Comparable Properties



2/35 Warrs Rd MARIBYRNONG 3032 (REI)





Price: \$785,000

Method: Sold Before Auction

Date: 18/03/2020 Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



1/225 Maribyrnong Rd ASCOT VALE 3032 (REI) Agent Comments





Price: \$783,000 Method: Private Sale Date: 17/04/2020

Property Type: Townhouse (Res)



1b Pullar St MAIDSTONE 3012 (REI)



Price: \$779.000 Method: Auction Sale Date: 08/02/2020

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

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



