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

1/14 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$674,000	Pro	operty Type	Том	nhouse		Suburb	Maribyrnong
Period - From	22/02/2021	to	21/02/2022		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	7 Kiln Wlk MAIDSTONE 3012	\$655,000	23/10/2021
2	7/5 Fabian Ct MARIBYRNONG 3032	\$635,000	14/01/2022
3	5/11 Grandview Av MARIBYRNONG 3032	\$617,000	06/11/2021

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.

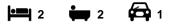
This Statement of Information was prepared on:

22/02/2022 11:15









Property Type: Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Townhouse Price 22/02/2021 - 21/02/2022: \$674,000

Comparable Properties



7 Kiln Wlk MAIDSTONE 3012 (REI)



Price: \$655,000 Method: Auction Sale Date: 23/10/2021 Property Type: Townhouse (Res) Agent Comments

Agent Comments



7/5 Fabian Ct MARIBYRNONG 3032 (REI)



Price: \$635,000 Method: Private Sale Date: 14/01/2022 Rooms: 4 Property Type: Townhouse (Res)



5/11 Grandview Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$617,000 Method: Auction Sale Date: 06/11/2021 Property Type: Townhouse (Res)

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





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