

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

202/44 SKYLINE DRIVE MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,049

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

407/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$372,000	19-Jun-24
18/75 DROOP STREET FOOTSCRAY VIC 3011	\$360,000	11-Oct-24
106/41 VICTORIA STREET FOOTSCRAY VIC 3011	\$368,000	03-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 23 October 2024



**407/12 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

\$372,000

Sold Date

19-Jun-24

Distance

0.15km



**18/75 DROOP STREET FOOTSCRAY
VIC 3011**

1 1 1

Sold Price

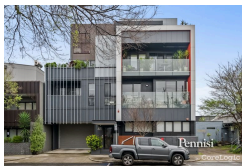
^{RS} **\$360,000**

Sold Date

11-Oct-24

Distance

1.13km



**106/41 VICTORIA STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

^{RS} **\$368,000**

Sold Date

03-Oct-24

Distance

1.84km



**907/72 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

\$368,000

Sold Date

23-Jul-24

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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