

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

4/10 Horizon 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2019

to

31 Mar 2020

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

4/52-56 Middle Road Maribyrnong VIC 3032	\$578,000	30-Jan-20
3/48 Mitchell Street Maribyrnong VIC 3032	\$585,000	11-Oct-19
34 Village Way Maribyrnong VIC 3032	\$599,000	08-Nov-19

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: 14 April 2020



4/52-56 Middle Road Maribyrnong VIC 3032

2
 1
 1

Sold Price

\$578,000

Sold Date

30-Jan-20

Distance

0.99km

3/48 Mitchell Street Maribyrnong VIC 3032

2
 1
 1

Sold Price

\$585,000

Sold Date

11-Oct-19

Distance

1.11km

34 Village Way Maribyrnong VIC 3032

3
 2
 2

Sold Price

\$599,000^{UN}

Sold Date

08-Nov-19

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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