

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

204/55 Cumberland 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2020

to

28 Feb 2021

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

316/55 Cumberland Drive Maribyrnong VIC 3032	\$590,000	03-Feb-20
112/55 Cumberland Drive Maribyrnong VIC 3032	\$580,000	03-May-20
304/20 Pier Lane Maribyrnong VIC 3032	\$551,500	31-Oct-20

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.~~

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**316/55 Cumberland Drive
Maribyrnong VIC 3032**

2 2 2

Sold Price **\$590,000** Sold Date **03-Feb-20**

Distance -



**112/55 Cumberland Drive
Maribyrnong VIC 3032**

2 2 1

Sold Price **\$580,000** Sold Date **03-May-20**

Distance -



**304/20 Pier Lane Maribyrnong VIC
3032**

2 2 1

Sold Price **\$551,500** Sold Date **31-Oct-20**

Distance **0.15km**



**313/88 La Scala Avenue
Maribyrnong VIC 3032**

2 2 1

Sold Price **\$550,000** Sold Date **01-Oct-19**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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