

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

106/11 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$540,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	Price	Date of sale
1	106/8 Horizon Dr MARIBYRNONG 3032	\$530,000	12/03/2021
2	305/8 Horizon Dr MARIBYRNONG 3032	\$525,000	05/12/2020
3	308/8 Horizon Dr MARIBYRNONG 3032	\$510,000	25/02/2021

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:

12/05/2021 09:34

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$540,000
No median price available

Comparable Properties



106/8 Horizon Dr MARIBYRNONG 3032 (REI) **Agent Comments**



Price: \$530,000
Method: Private Sale
Date: 12/03/2021
Property Type: Apartment

305/8 Horizon Dr MARIBYRNONG 3032 (VG) **Agent Comments**



Price: \$525,000
Method: Sale
Date: 05/12/2020
Property Type: Strata Unit/Flat



308/8 Horizon Dr MARIBYRNONG 3032 (REI/VG) **Agent Comments**



Price: \$510,000
Method: Private Sale
Date: 25/02/2021
Property Type: Apartment