

203/11 Horizon Drive, Maribyrnong Vic 3032



2 Bed 1 Bath 1 Car
Rooms: 1
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$420,000-\$450,000
Median House Price
 September quarter 2023: \$550,000

Comparable Properties



104/44 Skyline Drive, Maribyrnong 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$434,0000
Method: Private Sale
Date: 19/10/2023
Property Type: Apartment
Agent Comments: Comparable property, open plan living that leads out to a balcony.



7/4 Eldridge Street, Footscray 3011 (REI)
2 Bed 1 Bath 1 Car
Price: \$410,000
Method: Sold Before Auction
Date: 08/12/2023
Property Type: Apartment
Agent Comments: Two bedroom apartment with open plan, leading out to a decent size terrace. Inferior location.



111/54 La Scala Avenue, Maribyrnong 3032(REI/VG)
2 Bed 1 Bath 1 Car
Price: \$405,0000
Method: Private Sale
Date: 25/10/2023
Rooms: 3
Property Type: Apartment
Agent Comments: Comparable property with similar floorplan and fit out.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

203/11 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$550,000 Unit x Suburb Carlton

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
104/44 Skyline Dr MARIBYRNONG 3032	\$434,000	19/10/2023
7/4 Eldridge St FOOTSCRAY 3011	\$410,000	08/12/2023
111/54 La Scala Av MARIBYRNONG 3032	\$405,000	25/10/2023

This Statement of Information was prepared on:

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