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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

17/2 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

or range  
between

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,888

\*House

\*Unit

X

Suburb

Maribyrnong

Period-from

01 Dec 2017

to

30 Nov 2018

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 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

29/2 Horizon Drive Maribyrnong VIC 3032	\$460,000	23-Jun-18
36/2 Horizon Drive Maribyrnong VIC 3032	\$460,000	26-Jun-18
10/2 La Scala Avenue Maribyrnong VIC 3032	\$485,000	06-Jul-18

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.~~

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**29/2 Horizon Drive Maribyrnong  
VIC 3032**

 2  1  2

Sold Price

**\$460,000**

Sold Date

**23-Jun-18**

Distance

-



**36/2 Horizon Drive Maribyrnong  
VIC 3032**

 2  2  1

Sold Price

Sold Date

**26-Jun-18**

Distance

-



**10/2 La Scala Avenue Maribyrnong  
VIC 3032**

 2  2  1

Sold Price

**\$485,000**

Sold Date

**06-Jul-18**

Distance

**0.6km**

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