

# 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

G05/20 Pier Lane, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$535,000

### Median sale price

Median price

\$562,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

04/04/2022

to

03/04/2023

Source

REIV

### 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	5/30 La Scala Av MARIBYRNONG 3032	\$540,000	21/10/2022
2	305/8 Horizon Dr MARIBYRNONG 3032	\$535,000	08/02/2023
3	206/11 Horizon Dr MARIBYRNONG 3032	\$517,000	10/01/2023

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:

04/04/2023 08:47



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$535,000

**Median Unit Price**  
04/04/2022 - 03/04/2023: \$562,500

## Comparable Properties



**5/30 La Scala Av MARIBYRNONG 3032 (REI)** Agent Comments



**Price:** \$540,000  
**Method:** Sold Before Auction  
**Date:** 21/10/2022  
**Rooms:** 5  
**Property Type:** Apartment



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



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 08/02/2023  
**Property Type:** Apartment



**206/11 Horizon Dr MARIBYRNONG 3032 (REI)** Agent Comments



**Price:** \$517,000  
**Method:** Private Sale  
**Date:** 10/01/2023  
**Property Type:** Apartment

**Account - Biggin & Scott** | P: 03 9317 5577 | F: 03 93175455