

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

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

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