

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

G17/55 Cumberland 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jan 2021

to

31 Dec 2021

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 6 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

302/20 Pier Lane Maribyrnong VIC 3032	\$612,500	17-Aug-21
206/26 Leonard Crescent Ascot Vale VIC 3032	\$605,000	22-Oct-21
213/20 Pier Lane Maribyrnong VIC 3032	\$600,000	25-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 20 January 2022

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302/20 Pier Lane Maribyrnong VIC 3032 Sold Price **\$612,500** Sold Date **17-Aug-21**

2 2 1

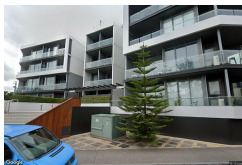
Distance **0.17km**



206/26 Leonard Crescent Ascot Vale VIC 3032 Sold Price **\$605,000** Sold Date **22-Oct-21**

2 2 1

Distance **0.49km**



213/20 Pier Lane Maribyrnong VIC 3032 Sold Price **\$600,000** Sold Date **25-Aug-21**

2 2 1

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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