

# 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

105/20 Pier Lane, Maribyrnong Vic 3032

### Indicative selling price

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

Range between \$750,000

&

\$825,000

### Median sale price

Median price \$520,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/10/2019

to 30/09/2020

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	109/55 Cumberland Dr MARIBYRNONG 3032	\$905,000	29/07/2020
2	110/20 Pier La MARIBYRNONG 3032	\$840,000	07/12/2020
3	1/33 Cumberland Dr MARIBYRNONG 3032	\$750,000	29/06/2020

**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:

11/12/2020 10:58

105/20 Pier Lane, Maribyrnong Vic 3032

Matt Klein  
9317 6500  
0499 50 33 66  
matt@avionproperties.com.au



🛏 3 🚿 2 🚗 2

**Property Type:** Apartment

**Agent Comments**

First floor 3 bedroom, 2 bathroom apartment, tandem car parking, floorboards, ducted heating and cooling, surround sound, lake views.

**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

Year ending September 2020: \$520,000

## Comparable Properties



**109/55 Cumberland Dr MARIBYRNONG 3032 (REI)**

**Agent Comments**

🛏 3 🚿 2 🚗 2

**Price:** \$905,000

**Method:** Private Sale

**Date:** 29/07/2020

**Property Type:** Apartment

**110/20 Pier La MARIBYRNONG 3032 (REI)**

**Agent Comments**

🛏 3 🚿 3 🚗 3

**Price:** \$840,000

**Method:** Private Sale

**Date:** 07/12/2020

**Rooms:** 6

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 98 sqm approx



**1/33 Cumberland Dr MARIBYRNONG 3032 (REI)**

**Agent Comments**

🛏 3 🚿 2 🚗 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 29/06/2020

**Rooms:** 5

**Property Type:** Apartment

**Account - Avion Properties** | P: 03 9317 6500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.