

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

G10/55 Cumberland Drive, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$499,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/01/2023

to

31/03/2023

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	8/33 Cumberland Dr MARIBYRNONG 3032	\$550,000	03/03/2023
2	38/2 Horizon Dr MARIBYRNONG 3032	\$520,000	28/03/2023
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:

03/05/2023 11:54



1
 1
 1

Rooms: 3
Property Type: Apartment
Land Size: 3218 sqm approx
 Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median Unit Price
 March quarter 2023: \$499,000

Comparable Properties



8/33 Cumberland Dr MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$550,000
Method: Private Sale
Date: 03/03/2023
Property Type: Apartment



38/2 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 2

Price: \$520,000
Method: Private Sale
Date: 28/03/2023
Rooms: 3
Property Type: Apartment



206/11 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

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

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