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 betweer	\$500,000		&		\$550,000					
Median sale p	rice									
Median price	\$499,000	Pro	operty Type	Unit			Suburb	Maribyrnong		
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ad	dress 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





Agent Comments

Agent Comments





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)



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

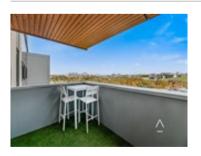


38/2 Horizon Dr MARIBYRNONG 3032 (REI)





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





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