

## 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

207/11 HORIZON DRIVE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2023

to

31 Aug 2024

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

13/2 HORIZON DRIVE MARIBYRNONG VIC 3032	\$485,000	06-Jun-23
308/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$500,000	13-Mar-24
401/11 HORIZON DRIVE MARIBYRNONG VIC 3032	\$490,000	12-May-23

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: 30 September 2024



**13/2 HORIZON DRIVE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$485,000** Sold Date **06-Jun-23**

Distance **0km**



**308/8 HORIZON DRIVE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$500,000** Sold Date **13-Mar-24**

Distance **0km**



**401/11 HORIZON DRIVE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$490,000** Sold Date **12-May-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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