

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	12/55 Cumberland Drive, Maribyrnong, VIC 3032
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Indicative selling price

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

Price Range	\$565,000	&	\$599,990
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Median sale price

Median price	\$455,000	Property Type	Apartment	Suburb	Maribyrnong (3032)
Period - From	06/12/2023	to	06/12/2024	Source	Realestate.com.au

Comparable property sales

A These are two 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
215/55 CUMBERLAND DRIVE, MARIBYRNONG VIC 3032	\$640,000	15/11/2024
316/55 CUMBERLAND DRIVE, MARIBYRNONG VIC 3032	\$645,000	27/11/2024

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: 13/01/2025