

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

105/11 HORIZON DRIVE MARIBYRNONG VIC 3032

Indicative selling price

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

Single Price

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Aug 2023

to

31 Jul 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

308/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$500,000	13-Mar-24
306/11 HORIZON DRIVE MARIBYRNONG VIC 3032	\$500,000	20-Apr-24
44/2 HORIZON DRIVE MARIBYRNONG VIC 3032	\$530,000	11-May-24

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: 05 August 2024



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

2 2 1

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

Distance **0.1km**



**306/11 HORIZON DRIVE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price Sold Date **20-Apr-24**

Distance **0.1km**



**44/2 HORIZON DRIVE
MARIBYRNONG VIC 3032**

2 2 2

Sold Price **\$530,000** Sold Date **11-May-24**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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