

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

12/14 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

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 2025

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

10/41 THOMSON STREET MAIDSTONE VIC 3012	650000	06-Feb-25
47 CREFDEN STREET MAIDSTONE VIC 3012	641000	30-Aug-24
21/14 HORIZON DRIVE MARIBYRNONG VIC 3032	630000	11-Sep-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: 11 February 2025

Jeremy Morris
P 0390771578
M 0418761999
E jeremy@askproperty.melbourne



**10/41 THOMSON STREET
MAIDSTONE VIC 3012**

2 1 1

Sold Price

^{RS} **650000** Sold Date **06-Feb-25**

Distance **1.92km**



**47 CREFDEN STREET MAIDSTONE
VIC 3012**

2 2 1

Sold Price

641000 Sold Date **30-Aug-24**

Distance **1.64km**



**21/14 HORIZON DRIVE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

630000 Sold Date **11-Sep-24**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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