

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

Single price

\$510,000

Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/04/2019

to

30/06/2019

Source

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.

	Address of comparable property	Price	Date of sale
1	113/20 Pier La MARIBYRNONG 3032	\$515,000	17/08/2019
2	2/1 Horizon Dr MARIBYRNONG 3032	\$510,000	13/05/2019
3	207/60 Edgewater Blvd MARIBYRNONG 3032	\$505,000	29/04/2019

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:

16/09/2019



Actual View



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000

Median Unit Price

June quarter 2019: \$522,500

Comparable Properties



113/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$515,000

Method: Auction Sale

Date: 17/08/2019

Rooms: 3

Property Type: Apartment



2/1 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

2 2 2

Price: \$510,000

Method: Private Sale

Date: 13/05/2019

Rooms: 4

Property Type: Apartment



207/60 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$505,000

Method: Private Sale

Date: 29/04/2019

Rooms: 4

Property Type: Apartment