### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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	307/55 Cumberland Drive, Maribyrnong Vic 3032
Including suburb and	·
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$660,000

#### Median sale price

Median price \$520,000	Pro	pperty Type Un	it		Suburb	Maribyrnong
Period - From 08/12/2022	to	07/12/2023	Soi	urce	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

7,01	aress of comparable property	1 1100	Date of Sale
1	305/30 La Scala Av MARIBYRNONG 3032	\$690,000	11/08/2023
2	215/55 Cumberland Dr MARIBYRNONG 3032	\$640,000	15/11/2023
3	23/2 Ballarat Rd FOOTSCRAY 3011	\$620,000	25/08/2023

#### 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:	08/12/2023 13:22



Date of sale



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Property Type: Apartment

**Indicative Selling Price** \$660,000 **Median Unit Price** 08/12/2022 - 07/12/2023: \$520,000

**Agent Comments** 

Top level apartment with good suburban and water views

## Comparable Properties



305/30 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

Top level apartment with good suburban and water views

Price: \$690,000 Method: Private Sale Date: 11/08/2023

Rooms: 4

Property Type: Apartment



215/55 Cumberland Dr MARIBYRNONG 3032

(REI)

Agent Comments

Second level apartment with similar suburban and water views

Price: \$640,000 Method: Private Sale Date: 15/11/2023

Property Type: Apartment



23/2 Ballarat Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments

Slightly small property(internally) with water views

Price: \$620.000

Method: Sold Before Auction

Date: 25/08/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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