

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 307/55 Cumberland Drive, Maribyrnong Vic 3032

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

Property Type Unit

Suburb Maribyrnong

Period - From 08/12/2022

to 07/12/2023

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	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



Property Type: Apartment

Agent Comments

Top level apartment with good suburban and water views

Indicative Selling Price

\$660,000

Median Unit Price

08/12/2022 - 07/12/2023: \$520,000

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

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