

# 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 402/8 Horizon Drive, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$560,000

### Median sale price

Median price \$537,500

Property Type Unit

Suburb Maribyrnong

Period - From 01/01/2024

to 31/03/2024

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	204/45 Edgewater Blvd MARIBYRNONG 3032	\$550,000	21/05/2024
2	37/2 Horizon Dr MARIBYRNONG 3032	\$530,000	08/03/2024
3	308/8 Horizon Dr MARIBYRNONG 3032	\$500,000	15/03/2024

**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:

31/05/2024 09:40

402/8 Horizon Drive, Maribyrnong Vic 3032



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$560,000  
**Median Unit Price**  
March quarter 2024: \$537,500

## Comparable Properties



**204/45 Edgewater Blvd MARIBYRNONG 3032 (REI)** **Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 21/05/2024  
**Property Type:** Apartment



**37/2 Horizon Dr MARIBYRNONG 3032 (REI/VG)** **Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** Apartment



**308/8 Horizon Dr MARIBYRNONG 3032 (REI/VG)** **Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** Apartment

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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