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	28/14 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	$580,000	&	$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	Unit	Suburb	Maribyrnong
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
4/1 HORIZON DRIVE MARIBYRNONG VIC 3032	$645,000	26-Jun-24
31/14 HORIZON DRIVE MARIBYRNONG VIC 3032	$632,500	31-Dec-24
21/14 HORIZON DRIVE MARIBYRNONG VIC 3032	$630,000	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: 21 August 2025

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4/1 HORIZON DRIVE MARIBYRNONG VIC 3032

2 2 2

Sold Price **$645,000** Sold Date **26-Jun-24**

Distance **0km**



31/14 HORIZON DRIVE MARIBYRNONG VIC 3032

2 2 1

Sold Price **$632,500** Sold Date **31-Dec-24**

Distance **0km**



21/14 HORIZON DRIVE MARIBYRNONG VIC 3032

2 2 1

Sold Price **$630,000** Sold Date **11-Sep-24**

Distance **0km**

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

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