

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

315/55 Cumberland Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$610,000

Median sale price

Median price \$507,750

House

Unit

X

Suburb Maribyrnong

Period - From 01/04/2017

to 31/03/2018

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	303/60 Edgewater Blvd MARIBYRNONG 3032	\$601,500	07/02/2018
2	214/20 Pier La MARIBYRNONG 3032	\$599,000	19/01/2018
3	301/20 Pier La MARIBYRNONG 3032	\$585,000	10/02/2018

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.

315/55 Cumberland Drive, Maribyrnong Vic 3032

Nick Cartledge

9317 6500

0418580060

nick@avionproperties.com.au

Indicative Selling Price

\$610,000

Median Unit Price

Year ending March 2018: \$507,750



 2  2  2

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties

303/60 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  1

Price: \$601,500

Method: Private Sale

Date: 07/02/2018

Rooms: 5

Property Type: Flat/Unit/Apartment (Res)

214/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  1

Price: \$599,000

Method: Private Sale

Date: 19/01/2018

Rooms: 5

Property Type: Flat/Unit/Apartment (Res)



301/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  1

Price: \$585,000

Method: Auction Sale

Date: 10/02/2018

Rooms: 5

Property Type: Apartment