

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

110/55 Cumberland Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$629,000

Median sale price

Median price

\$520,000

House

Unit

X

Suburb

Maribyrnong

Period - From

01/10/2017

to

31/12/2017

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	302/55 Cumberland Dr MARIBYRNONG 3032	\$632,500	15/07/2017
2	405/60 Edgewater Blvd MARIBYRNONG 3032	\$606,000	12/08/2017
3	303/60 Edgewater Blvd MARIBYRNONG 3032	\$601,500	07/02/2018

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.

110/55 Cumberland Drive, Maribyrnong Vic 3032

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2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$629,000
Median Unit Price
December quarter 2017: \$520,000

Comparable Properties



302/55 Cumberland Dr MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 2

Price: \$632,500
Method: Private Sale
Date: 15/07/2017
Rooms: 3
Property Type: Apartment

405/60 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$606,000
Method: Private Sale
Date: 12/08/2017
Rooms: 5
Property Type: Apartment
Land Size: 92 sqm approx

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)