

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

411/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$370,000

&

\$407,000

Median sale price

Median price

\$495,000

House

Unit

X

Suburb

Maribyrnong

Period - From

01/07/2016

to

30/06/2017

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	303/21 Moreland St FOOTSCRAY 3011	\$375,000	18/03/2017
2	G15/20 Pier La MARIBYRNONG 3032	\$350,000	20/06/2017
3	116/41-45 Edgewater Blvd MARIBYRNONG 3032	\$335,000	19/05/2017

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.~~

411/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Matt Klein
9317 6500
0499 50 33 66
matt@avionproperties.com.au



1 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

4th floor one bedroom apartment with 1 bathroom, European laundry and single off street carspace with over bonnet storage.

Indicative Selling Price

\$370,000 - \$407,000

Median Unit Price

Year ending June 2017: \$495,000

Comparable Properties



303/21 Moreland St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$375,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 2

Property Type: Apartment



G15/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 20/06/2017

Rooms: 2

Property Type: Flat/Unit/Apartment (Res)



116/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

1 1 1

Price: \$335,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: 3

Property Type: Apartment