

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

603/60 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$527,500

House

Unit

X

Suburb Maribyrnong

Period - From 01/07/2017

to 30/09/2017

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	405/60 Edgewater Blvd MARIBYRNONG 3032	\$606,000	12/08/2017
2	305/60 Edgewater Blvd MARIBYRNONG 3032	\$592,000	03/10/2017
3	205/60 Edgewater Blvd MARIBYRNONG 3032	\$556,000	17/06/2017

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.~~

603/60 Edgewater Boulevard, Maribyrnong Vic 3032

Matt Klein
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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$565,000

Median Unit Price
September quarter 2017: \$527,500

Comparable Properties

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



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

305/60 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**



Price: \$592,000
Method: Private Sale
Date: 03/10/2017
Rooms: 4
Property Type: Apartment



205/60 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**



Price: \$556,000
Method: Private Sale
Date: 17/06/2017
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)