

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

110/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$530,000

&

\$545,000

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	305/60 Edgewater Blvd MARIBYRNONG 3032	\$592,000	03/10/2017
2	706/41-45 Edgewater Blvd MARIBYRNONG 3032	\$570,000	09/01/2018
3	410/41-45 Edgewater Blvd MARIBYRNONG 3032	\$541,000	21/11/2017

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.

110/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Nick Cartledge

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Indicative Selling Price

\$530,000 - \$545,000

Median Unit Price

December quarter 2017: \$520,000



2 -

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties

305/60 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$592,000

Method: Private Sale

Date: 03/10/2017

Rooms: 4

Property Type: Apartment

706/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$570,000

Method: Private Sale

Date: 09/01/2018

Rooms: -

Property Type: Apartment

410/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$541,000

Method: Private Sale

Date: 21/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)