

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

208/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$539,000

Median sale price

Median price

\$514,000

House

Unit

X

Suburb

Maribyrnong

Period - From

01/01/2018

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	108/55 Cumberland Dr MARIBYRNONG 3032	\$546,000	04/05/2018
2	410/41-45 Edgewater Blvd MARIBYRNONG 3032	\$541,000	21/11/2017
3	110/41-45 Edgewater Blvd MARIBYRNONG 3032	\$530,000	01/05/2018

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.

208/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

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2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$539,000
Median Unit Price
March quarter 2018: \$514,000

Comparable Properties



108/55 Cumberland Dr MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$546,000
Method: Private Sale
Date: 04/05/2018
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)

110/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$530,000
Method: Private Sale
Date: 01/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)