

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

301/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$370,000

&

\$395,000

Median sale price

Median price \$518,500

House

Unit

X

Suburb Maribyrnong

Period - From 01/04/2018

to

30/06/2018

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	510/86 La Scala Av MARIBYRNONG 3032	\$405,000	11/06/2018
2	706/250 Barkly St FOOTSCRAY 3011	\$368,550	23/07/2018
3	207/44 Skyline Dr MARIBYRNONG 3032	\$350,500	27/06/2018

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.

301/45 Edgewater Boulevard, Maribyrnong Vic 3032

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$370,000 - \$395,000
Median Unit Price
June quarter 2018: \$518,500

Comparable Properties

510/86 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$405,000
Method: Private Sale
Date: 11/06/2018
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)
Land Size: 54 sqm approx



706/250 Barkly St FOOTSCRAY 3011 (REI) Agent Comments



Price: \$368,550
Method: Private Sale
Date: 23/07/2018
Rooms: -
Property Type: Apartment

207/44 Skyline Dr MARIBYRNONG 3032 (REI) Agent Comments



Price: \$350,500
Method: Private Sale
Date: 27/06/2018
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)