

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

105/20 Pier Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$528,500 Property Type Unit Suburb Maribyrnong

Period - From 01/07/2022 to 30/06/2023 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	210/20 Pier La MARIBYRNONG 3032	\$880,000	30/03/2023
2	4/2 Saltriver PI FOOTSCRAY 3011	\$865,000	19/07/2023
3			

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.

This Statement of Information was prepared on:

02/08/2023 11:46

 3
  2
  2

Rooms: 6
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$790,000 - \$850,000
Median Unit Price
 Year ending June 2023: \$528,500

Situated in the exclusive Edgewater Estate in Maribyrnong. This penthouse offers view of the pier, park and the lake.

Comparable Properties

210/20 Pier La MARIBYRNONG 3032 (REI)

 3
  2
  2

Price: \$880,000
Method: Private Sale
Date: 30/03/2023
Property Type: Unit

Agent Comments

Situated in the same complex, offering water views of lake and the river.



4/2 Saltriver PI FOOTSCRAY 3011 (REI)

 3
  2
  1

Price: \$865,000
Method: Private Sale
Date: 19/07/2023
Property Type: Apartment

Agent Comments

A 3 bedroom apartment is adjacent suburb of Footscray, offering water views.

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.