

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 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$999,000 & \$1,098,900

Median sale price

Median price \$1,210,000 Property Type House Suburb Maribyrnong

Period - From 24/05/2023 to 23/05/2024 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	28 Vista Rise MARIBYRNONG 3032	\$1,045,000	05/12/2023
2			
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:

24/05/2024 13:19



Property Type: House (Res)

Land Size: 151 sqm approx

Agent Comments

Contemporary park and city view facing property offering 3 bedrooms 2 bath and 2 car lock up garage

Indicative Selling Price

\$999,000 - \$1,098,900

Median House Price

24/05/2023 - 23/05/2024: \$1,210,000

Comparable Properties



28 Vista Rise MARIBYRNONG 3032 (REI)



Price: \$1,045,000

Method:

Date: 05/12/2023

Property Type: House

Agent Comments

Contemporary property with inferior landsize and age of property offering 3 bedrooms 2 bath 2 car space

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.