#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	110 Edgewater Boulevard, Maribyrnong Vic 3032
Including suburb and	
nostcodo	

# postcode

#### Indicative selling price

Property offered for sale

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

Range between \$9	999,000	&	\$1,098,900
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#### Median sale price

Median price	\$1,210,000	Pro	perty 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 sixmonths 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.

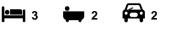
This Statement of Information was prepared on:	24/05/2024 13:19





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Property Type: House (Res) Land Size: 151 sqm approx Indicative Selling Price \$999,000 - \$1,098,900 Median House Price 24/05/2023 - 23/05/2024: \$1,210,000

Agent Comments

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

### Comparable Properties



28 Vista Rise MARIBYRNONG 3032 (REI)

**=** 3





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.

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