

# 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

203/45 Edgewater Boulevard, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$510,000 Property Type Unit Suburb Maribyrnong

Period - From 01/04/2023 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	30/17 Eucalyptus Dr MAIDSTONE 3012	\$486,000	01/07/2023
2	4/22 Leonard Cr ASCOT VALE 3032	\$480,000	15/07/2023
3	43/12 Crefden St MAIDSTONE 3012	\$475,000	22/08/2023

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:

12/10/2023 10:43

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2   2   1

**Property Type:** Strata Unit/Flat

**Land Size:** 86 sqm approx

Agent Comments

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

June quarter 2023: \$510,000

## Comparable Properties



**30/17 Eucalyptus Dr MAIDSTONE 3012 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$486,000

**Method:** Private Sale

**Date:** 01/07/2023

**Property Type:** Apartment



**4/22 Leonard Cr ASCOT VALE 3032 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$480,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** Apartment



**43/12 Crefden St MAIDSTONE 3012 (REI)**

Agent Comments

2   2   1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 22/08/2023

**Property Type:** Apartment

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