

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

319/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

G16/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$320,000	01-Feb-24
511/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$345,000	28-Feb-24
317/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$340,000	21-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 07 June 2024

**G16/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$320,000

Sold Date

01-Feb-24

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Distance

0km**511/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$345,000

Sold Date

28-Feb-24

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Distance

0km**317/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$340,000

Sold Date

21-Feb-24

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Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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