

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

607/45 Edgewater Boulevard, Maribyrnong Vic 3032
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Indicative selling price

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

Range between

\$565,000

 &

\$595,000

Median sale price

Median price

\$537,500

 Property Type

Unit

 Suburb

Maribyrnong

Period - From

01/01/2024

 to

31/03/2024

 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	312/20 Pier La MARIBYRNONG 3032	\$595,000	23/12/2023
2	212/82 La Scala Av MARIBYRNONG 3032	\$565,000	09/01/2024
3	204/20 Pier La MARIBYRNONG 3032	\$558,000	09/02/2024

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:

03/06/2024 19:43



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$565,000 - \$595,000
Median Unit Price
March quarter 2024: \$537,500

Comparable Properties



312/20 Pier La MARIBYRNONG 3032 (REI/VG) Agent Comments



Price: \$595,000
Method: Private Sale
Date: 23/12/2023
Rooms: 3
Property Type: Apartment
Land Size: 86 sqm approx

212/82 La Scala Av MARIBYRNONG 3032 (VG) Agent Comments



Price: \$565,000
Method: Sale
Date: 09/01/2024
Property Type: Strata Unit/Flat



204/20 Pier La MARIBYRNONG 3032 (REI/VG) Agent Comments



Price: \$558,000
Method: Private Sale
Date: 09/02/2024
Property Type: Unit