

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 g13/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$317,500

Median sale price

Median price \$532,500

Property Type Unit

Suburb Maribyrnong

Period - From 09/10/2022

to 08/10/2023

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	g15/45 Edgewater Blvd MARIBYRNONG 3032	\$305,000	11/09/2023
2	317/45 Edgewater Blvd MARIBYRNONG 3032	\$319,000	07/06/2023
3	G1/41-45 Edgewater Blvd MARIBYRNONG 3032	\$310,000	17/08/2023

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:

09/10/2023 12:41



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$317,500
Median Unit Price
09/10/2022 - 08/10/2023: \$532,500

Comparable Properties

g15/45 Edgewater Blvd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$305,000
Method:
Date: 11/09/2023
Property Type: House



317/45 Edgewater Blvd MARIBYRNONG 3032 (REI/VG) Agent Comments



Price: \$319,000
Method: Private Sale
Date: 07/06/2023
Property Type: Apartment



G1/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$310,000
Method: Private Sale
Date: 17/08/2023
Property Type: Apartment