# 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		

Single price \$317,500

#### Median sale price

Median price	\$532,500	Pro	perty Type Uni	t		Suburb	Maribyrnong
Period - From	09/10/2022	to	08/10/2023	So	urce	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.

Add	dress 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 Agent Comments (REI)



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



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



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

Account - Nick Cartledge Real Estate | P: 0418580060



Propertydata

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