

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 g15/41 -45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$319,000

Median sale price

Median price \$499,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/01/2023

to 31/03/2023

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	417/45 Edgewater Blvd MARIBYRNONG 3032	\$340,000	02/02/2023
2	417/41-45 Edgewater Blvd MARIBYRNONG 3032	\$340,000	02/02/2023
3	317/45 Edgewater Blvd MARIBYRNONG 3032	\$319,000	07/06/2023

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:

22/06/2023 16:15



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$319,000

Median Unit Price

March quarter 2023: \$499,000

Comparable Properties

417/45 Edgewater Blvd MARIBYRNONG 3032 (VG) Agent Comments



Price: \$340,000

Method: Sale

Date: 02/02/2023

Property Type: Strata Unit/Flat



417/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$340,000

Method: Private Sale

Date: 02/02/2023

Property Type: Unit



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



Price: \$319,000

Method: Private Sale

Date: 07/06/2023

Property Type: Apartment