

212/45 Edgewater Boulevard, Maribyrnong Vic 3032



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$307,000

Median House Price

March quarter 2023: \$499,000

Comparable Properties



512/240 Barkly Street, Footscray 3011 (REI)

1 Bed 1 Bath 1 Car

Price: \$302,500

Method: Private Sale

Date: 03/03/2023

Property Type: Apartment

Agent Comments: Modern apartment complex with a small balcony & secure parking.



507/64 Wests Road, Maribyrnong 3032 (REI)

1 Bed 1 Bath 1 Car

Price: \$299,000

Method: Private Sale

Date: 20/03/2023

Property Type: Apartment

Agent Comments: Located in a nearby complex, modern apartment with floorboards throughout and secure parking.



808/240 Barkly Street, Footscray 3011 (VG)

1 Bed 1 Bath - Car

Price: \$297,000

Method: Private Sale

Date: 24/04/2023

Property Type: Apartment

Agent Comments: Comparable property, small balcony, and secure underground parking.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

212/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$307,000

Median sale price

Median price

\$499,000

Unit

x

Suburb

Maribyrnong

Period - From

01/01/2023

to

31/03/2023

Source

REIV

Comparable property sales

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
512/240 Barkly Street, FOOTSCRAY 3011	\$302,500	03/03/2023
507/64 Wests Road, MARIBYRNONG 3032	\$299,000	20/03/2023
808/240 Barkly Street, FOOTSCRAY 3011	\$297,000	24/04/2023

This Statement of Information was prepared on:

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