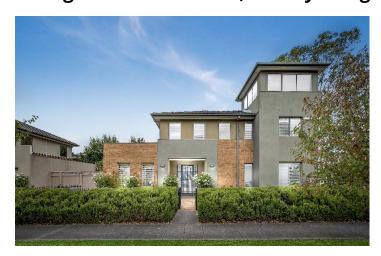
52 Edgewater Boulevard, Maribyrnong Vic 3032



3 Bed 2 Bath 2 Car Property Type: House (Res) Land Size: 314 sqm approx Indicative Selling Price \$1,100,000 - \$1,150,000 Median House Price Year ending December 2022: \$1,280,000

Comparable Properties



53 Mary Walsh Street, Maribyrnong 3032 (REI)

4 Bed 2 Bath 2 Car Price: \$1,150,000 Method: Private Sale Date: 14/01/2023 Property Type: House

Agent Comments: Comparable location, comparable size,

comparable presentation



21 Sanctuary Walk, Ascot Vale 3032 (REI/VG)

4 Bed 3 Bath 2 Car Price: \$1,150,000

Method: Sold Before Auction

Date: 11/12/2022

Property Type: House (Res) **Land Size:** 101 sqm approx

Agent Comments: Superior location, inferior floor plan over 3 levels, inferior size, comparable presentation



435 Gordon Street, Maribyrnong 3032 (REI/VG)

4 Bed 3 Bath 2 Car Price: \$1,120,000 Method: Private Sale Date: 18/11/2022

Property Type: Townhouse (Single)

Agent Comments: Comparable size, inferior location on main road, superior presentation. Brand new property high

end finishes.

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

	Pro	pertv	offered	for	sale
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Address Including suburb or locality and postcode 52 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

 Median price
 \$1,280,000
 House
 x
 Suburb
 Maribyrnong

 Period - From
 01/01/2022
 to
 31/12/2022
 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
53 Mary Walsh Street, MARIBYRNONG 3032	\$1,150,000	14/01/2023
21 Sanctuary Walk, ASCOT VALE 3032	\$1,150,000	11/12/2022
435 Gordon Street, MARIBYRNONG 3032	\$1,120,000	18/11/2022

This Statement of Information was prepared on: 22/02/2023 12:19

