

## 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*

#### Property offered for sale

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](http://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:

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