

# 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

160 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

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Maribyrnong

Period - From

01/10/2021

to

31/12/2021

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	3 Raven La MARIBYRNONG 3032	\$1,330,000	18/12/2021
2	18a Cathcart St MAIDSTONE 3012	\$1,200,000	03/03/2022
3	32 Lillardia Av MARIBYRNONG 3032	\$1,170,000	19/03/2022

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:

04/04/2022 16:02



4
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**Property Type:**  
 Divorce/Estate/Family Transfers  
**Land Size:** 247 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

December quarter 2021: \$1,330,000

## Comparable Properties



**3 Raven La MARIBYRNONG 3032 (REI/VG)**

4
 3
 2

**Price:** \$1,330,000  
**Method:** Auction Sale  
**Date:** 18/12/2021  
**Property Type:** House (Res)  
**Land Size:** 203 sqm approx

Agent Comments

Situated in the same Edgewater Estate. This home offers an extra bedroom, however this home has a smaller courtyard



**18a Cathcart St MAIDSTONE 3012 (REI)**

4
 3
 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 03/03/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 215 sqm approx

Agent Comments



**32 Lilardia Av MARIBYRNONG 3032 (REI)**

3
 2
 1

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 19/03/2022  
**Property Type:** Townhouse (Res)

Agent Comments

Situated at the top of the Edgewater Estate away from the parkland, marina and River. Of lesser value however it offers 3 bedrooms