

# 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

1/17 Waterside Place, 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 \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,115,000 Property Type House Suburb Maribyrnong

Period - From 01/07/2018 to 30/06/2019 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	21 Jacks Way MARIBYRNONG 3032	\$1,950,000	28/05/2019
2	16 Magazine Way MARIBYRNONG 3032	\$1,450,000	29/05/2019
3	45 Woodruff Av MARIBYRNONG 3032	\$1,380,000	08/07/2019

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:

16/09/2019



 5  4  2

**Property Type:** House (Res)

**Land Size:** 280 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

Year ending June 2019: \$1,115,000

This home is situated in the best pocket of the Edgewater Estate, Maribyrnong. Facing both parklands the Maribyrnong River.

## Comparable Properties

### 21 Jacks Way MARIBYRNONG 3032 (VG)

 5  -  -

**Price:** \$1,950,000

**Method:** Sale

**Date:** 28/05/2019

**Property Type:** House (Res)

**Land Size:** 285 sqm approx

### Agent Comments

Large attached home offering city views, similar size land. Situated also in the Edgewater Estate



### 16 Magazine Way MARIBYRNONG 3032 (REI/VG)

 3  2  2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 29/05/2019

**Property Type:** House

**Land Size:** 312 sqm approx

### Agent Comments

Situated facing parkland, less bedrooms.



### 45 Woodruff Av MARIBYRNONG 3032 (REI)

 4  4  2

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 08/07/2019

**Property Type:** House

### Agent Comments

Typical family home. No views, however similar size home.