

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

113/20 Pier Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$500,000

&

\$530,000

Median sale price

Median price \$522,500

House

Unit

X

Suburb Maribyrnong

Period - From 01/04/2019

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	602/41-45 Edgewater Blvd MARIBYRNONG 3032	\$530,000	01/02/2019
2	608/41-45 Edgewater Blvd MARIBYRNONG 3032	\$525,000	03/04/2019
3	402/88 La Scala Av MARIBYRNONG 3032	\$525,000	01/05/2019

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.



2
 2
 1

Rooms:
Property Type: apartment
Agent Comments

Indicative Selling Price
 \$500,000 - \$530,000
Median Unit Price
 June quarter 2019: \$522,500

Comparable Properties



602/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$530,000
Method: Private Sale
Date: 01/02/2019
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)
Land Size: 83 sqm approx



608/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$525,000
Method: Private Sale
Date: 03/04/2019
Rooms: 5
Property Type: Apartment

402/88 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2
 2
 1

Price: \$525,000
Method: Private Sale
Date: 01/05/2019
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)
Land Size: 752 sqm approx