

# 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	113/20 Pier Lane, Maribyrnong Vic 3032
Including suburb and	
postcode	
Including suburb and	

# Indicative selling price

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Range betweer	n \$500,000		&	\$5	30,000			
Median sale price								
Median price	\$522,500	House		Unit	х		Suburb	Maribyrnong
Period - From	01/04/2019	to 30	0/06/2019		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.

Add	dress 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.

# Account - Edward Thomas | P: 03 9376 3322

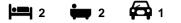
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: apartment Agent Comments Indicative Selling Price \$500,000 - \$530,000 Median Unit Price June quarter 2019: \$522,500

# **Comparable Properties**



2 2 2 1 Price: \$530,000 Method: Private Sale Date: 01/02/2019 Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

602/41-45 Edgewater Blvd MARIBYRNONG

3032 (REI)



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



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

Land Size: 83 sqm approx

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



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

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REIV 🗧 propertydata

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Agent Comments