

## 307/20 Pier Lane, Maribyrnong Vic 3032



**2 Bed 2 Bath 2 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$535,000- \$550,000

**Median House Price**

Year ending December 2024:

\$515,000

## Comparable Properties



**102/20 Leonard Crescent, Ascot Vale 3032 (REI)**

**2 Bed 2 Bath 1 Car**

**Price:** 542,500

**Method:** Private Sale

**Date:** 11/02/2024

**Property Type:** Apartment

**Agent Comments:** Comparable modern two bedroom apartment



**306/8 Burrowes Street, Ascot Vale 3032 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$539,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** Apartment

**Agent Comments:** Modern two bedroom apartment in comparable block



**818/1 Ascot Vale Road, Flemington 3031 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$530,000

**Method:** Private Sale

**Date:** 03/12/2024

**Property Type:** Apartment

**Agent Comments:** Comparable two bedroom accommodatic freshly presented

## 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

307/20 Pier Lane, 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 \$535,000 & \$550,000

#### Median sale price

Median price \$515,000 Unit x Suburb Maribyrnong

Period - From 01/01/2024 to 31/12/2024 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
102/20 Leonard Crescent, ASCOT VALE 3032	\$542,500	11/02/2025
306/8 Burrowes Street, ASCOT VALE 3032	\$539,000	14/12/2024
818/1 Ascot Vale Road, FLEMINGTON 3031	\$530,000	03/12/2024

This Statement of Information was prepared on:

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