

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 G01/60 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$515,000

Median sale price

Median price \$537,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/07/2024

to 30/09/2024

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	108/44 Skyline Dr MARIBYRNONG 3032	\$537,000	12/09/2024
2	20/44 Everard St FOOTSCRAY 3011	\$523,000	30/08/2024
3	402/60 Edgewater Blvd MARIBYRNONG 3032	\$535,000	23/07/2024

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:

23/10/2024 13:48



Property Type:
Agent Comments

Indicative Selling Price
\$515,000
Median Unit Price
September quarter 2024: \$537,000

Comparable Properties



108/44 Skyline Dr MARIBYRNONG 3032 (REI) Agent Comments



Price: \$537,000
Method: Private Sale
Date: 12/09/2024
Property Type: Apartment



20/44 Everard St FOOTSCRAY 3011 (REI) Agent Comments



Price: \$523,000
Method: Sold Before Auction
Date: 30/08/2024
Property Type: Apartment



402/60 Edgewater Blvd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$535,000
Method: Private Sale
Date: 23/07/2024
Property Type: Apartment

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