

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

109/60 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$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	413/88 La Scala Av MARIBYRNONG 3032	\$550,000	25/07/2019
2	608/41-45 Edgewater Blvd MARIBYRNONG 3032	\$525,000	03/04/2019
3	207/60 Edgewater Blvd MARIBYRNONG 3032	\$505,000	29/04/2019

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.

109/60 Edgewater Boulevard, Maribyrnong Vic 3032

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Indicative Selling Price

\$530,000

Median Unit Price

June quarter 2019: \$522,500



 2  2  1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties

413/88 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$550,000

Method: Private Sale

Date: 25/07/2019

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

Land Size: 100 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



207/60 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  1

Price: \$505,000

Method: Private Sale

Date: 29/04/2019

Rooms: 4

Property Type: Apartment