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	Hou	ISE	Unit	х	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.

Add	dress 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.

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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: 4 Property Type: Apartment Agent Comments Philip Osmond 93176500 0418307846 phil@avionproperties.com.au

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

Comparable Properties





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 Agent Comments 3032 (REI)



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



207/60 Edgewater Blvd MARIBYRNONG 3032 Agent Comments (REI)



Price: \$505,000 Method: Private Sale Date: 29/04/2019 Rooms: 4 Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500

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