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

308/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price | $555,000

Median sale price

Median price	$546,750	Property Type	Unit	Suburb	Maribyrnong
Period - From	01/01/2021	to	31/12/2021	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	G2/60 Edgewater Blvd, Maribyrnong, Vic 3032, Australia	$523,000	12/03/2022
2	310/45 Edgewater Blvd MARIBYRNONG 3032	$555,000	07/03/2022
3	26/2 Horizon Dr MARIBYRNONG 3032	$530,000	21/02/2022

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: 12/04/2022 10:49

308/45 Edgewater Boulevard, Maribyrnong Vic 3032
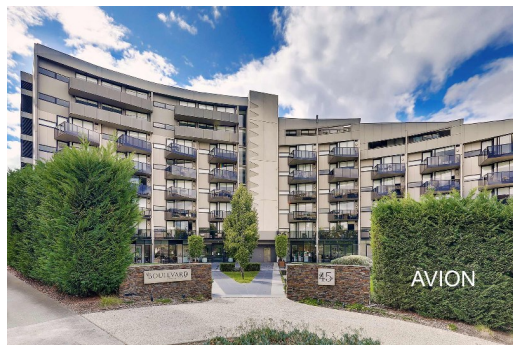
Nick Cartledge
9317 6500
0418580060
nick@avionproperties.com.au

🛏 2   🛁 2   🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$555,000
Median Unit Price
Year ending December 2021: $546,750

Comparable Properties

G2/60 Edgewater Blvd, Maribyrnong, Vic 3032, Australia (REI)

🛏 2   🛁 2   🚗 1

Price: $523,000
Method:
Date: 12/03/2022
Property Type: House

Agent Comments

310/45 Edgewater Blvd MARIBYRNONG 3032 (REI)

🛏 2   🛁 2   🚗 1

Price: $555,000
Method: Private Sale
Date: 07/03/2022
Property Type: Apartment

Agent Comments

26/2 Horizon Dr MARIBYRNONG 3032 (REI)

🛏 2   🛁 2   🚗 1

Price: $530,000
Method: Private Sale
Date: 21/02/2022
Property Type: Apartment

Agent Comments