

# 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](http://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

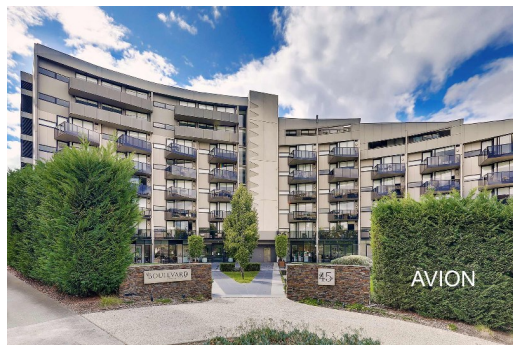
nick@avionproperties.com.au

**Indicative Selling Price**

\$555,000

**Median Unit Price**

Year ending December 2021: \$546,750



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**Property Type:** Apartment

Agent Comments

## Comparable Properties

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

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**Price:** \$523,000

**Method:**

**Date:** 12/03/2022

**Property Type:** House



**310/45 Edgewater Blvd MARIBYRNONG 3032 (REI)** Agent Comments

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**Price:** \$555,000

**Method:** Private Sale

**Date:** 07/03/2022

**Property Type:** Apartment



**26/2 Horizon Dr MARIBYRNONG 3032 (REI)** Agent Comments

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**Price:** \$530,000

**Method:** Private Sale

**Date:** 21/02/2022

**Property Type:** Apartment

**Account - Avion Properties** | P: 03 9317 6500



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