### 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

207/60 Edgewater Boulevard, Maribyrnong Vic 3032

#### Indicative selling price

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

Single price \$527,500

#### Median sale price

Median price	\$509,000	Hou	Ise	Unit	х	Subi	ırb Ma	ribyrnong
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	602/45 Edgewater Blvd MARIBYRNONG 3032	\$530,000	01/02/2019
2	102/20 Pier La MARIBYRNONG 3032	\$525,000	17/11/2018
3	2/9 Horizon Dr MARIBYRNONG 3032	\$510,000	18/12/2018

#### 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.

#### Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455

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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: **Property Type:** Agent Comments

**Indicative Selling Price** \$527,500 **Median Unit Price** Year ending December 2018: \$509,000

## **Comparable Properties**



602/45 Edgewater Blvd MARIBYRNONG 3032 Agent Comments (REI) 2 **60** 1



Price: \$530,000 Method: Private Sale Date: 01/02/2019 Rooms: 4 Property Type: Flat/Unit/Apartment (Res) Land Size: 83 sqm approx

#### 102/20 Pier La MARIBYRNONG 3032 (REI)

2 **à** 1

Price: \$525.000 Method: Auction Sale Date: 17/11/2018 Rooms: -Property Type: Apartment



2/9 Horizon Dr MARIBYRNONG 3032 (REI)



Price: \$510,000 Method: Private Sale Date: 18/12/2018 Rooms: -Property Type: Apartment

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Agent Comments

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