

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

House

Unit

X

Suburb

Maribyrnong

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.

| | Address 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.~~



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 (REI) Agent Comments



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) Agent Comments



Price: \$525,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: Apartment



2/9 Horizon Dr MARIBYRNONG 3032 (REI) Agent Comments



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