

307/20 Pier Lane, Maribyrnong Vic 3032



2 Bed 2 Bath 2 Car
Property Type: Apartment
Indicative Selling Price
 \$555,000- \$570,000
Median House Price
 Year ending December 2024:
 \$515,000

Comparable Properties



403/60 Edgewater Boulevard, Maribyrnong 3032 (REI)
2 Bed 2 Bath 1 Car
Price: 560,000
Method: Private Sale
Date: 21/12/2024
Property Type: Apartment
Agent Comments: Comparable two bedroom apartment, inferior parking



211/88 La Scala Avenue, Maribyrnong 3032(VG)
2 Bed 2 Bath 1 Car
Price: \$555,000
Method: Sale
Date: 03/09/2024
Property Type: Strata Unit/ Flat
Agent Comments: Comparable two bedroom apartment, inferior parking



607/45 Edgewater Boulevard, Maribyrnong 3032 (VG)
2 Bed 2 Bath 1 Car
Price: \$562,000
Method: Sale
Date: 12/08/2024
Property Type: Strata Unit/ Flat
Agent Comments: Comparable two bedroom apartment, inferior parking

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 307/20 Pier Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$555,000 & \$570,000

Median sale price

Median price \$515,000 Unit x Suburb Maribyrnong

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales

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
403/60 Edgewater Boulevard, MARIBYRNONG 3032	\$560,000	21/12/2024
211/88 La Scala Avenue, MARIBYRNONG 3032	\$555,000	03/09/2024
607/45 Edgewater Boulevard, MARIBYRNONG 3032	\$562,000	12/08/2024

This Statement of Information was prepared on:

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