

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

208/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$539,000

Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/04/2019

to

30/06/2019

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	104/20 Pier La MARIBYRNONG 3032	\$525,000	31/07/2019
2	608/41-45 Edgewater Blvd MARIBYRNONG 3032	\$525,000	03/04/2019
3	113/20 Pier La MARIBYRNONG 3032	\$515,000	17/08/2019

OR

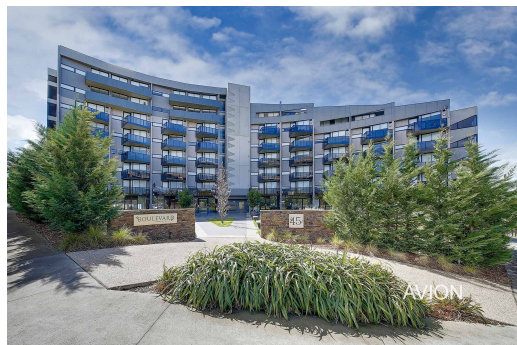
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/09/2019 11:53

208/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Nick Cartledge
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 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$539,000

Median Unit Price

June quarter 2019: \$522,500

Comparable Properties



104/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  1

Price: \$525,000

Method: Private Sale

Date: 31/07/2019

Rooms: 4

Property Type: Apartment



608/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  1

Price: \$525,000

Method: Private Sale

Date: 03/04/2019

Rooms: 5

Property Type: Apartment



113/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  1

Price: \$515,000

Method: Auction Sale

Date: 17/08/2019

Rooms: 3

Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500



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.