

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

104/60 Edgewater Boulevard Maribyrnong VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

703/45 Edgewater Boulevard Maribyrnong VIC 3032	\$538,000	28-Sep-21
201/60 La Scala Avenue Maribyrnong VIC 3032	\$550,000	12-May-21
719/188 Ballarat Road Footscray VIC 3011	\$565,000	05-May-21

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 6 months.~~

This Statement of Information was prepared on: 29 September 2021



**703/45 Edgewater Boulevard
 Maribyrnong VIC 3032**

 2  2  1

Sold Price

^{RS}

\$538,000

Sold Date

28-Sep-21

Distance

0.08km



**201/60 La Scala Avenue
 Maribyrnong VIC 3032**

 2  2  1

Sold Price

\$550,000

Sold Date

12-May-21

Distance

0.51km



**719/188 Ballarat Road Footscray
 VIC 3011**

 2  2  1

Sold Price

\$565,000

Sold Date

05-May-21

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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