

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

G1/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

18/01/2022

to

17/01/2023

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	210/7 Thomas Holmes St MARIBYRNONG 3032	\$340,000	26/07/2022
2	2/10 Anglers Way MARIBYRNONG 3032	\$295,000	17/08/2022
3	3/10 Anglers Way MARIBYRNONG 3032	\$293,000	17/08/2022

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:

18/01/2023 08:59



Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$310,000

Median Unit Price

18/01/2022 - 17/01/2023: \$570,000

Comparable Properties



210/7 Thomas Holmes St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 26/07/2022
Property Type: Apartment



2/10 Anglers Way MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$295,000
Method: Auction Sale
Date: 17/08/2022
Property Type: Apartment

3/10 Anglers Way MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$293,000
Method: Auction Sale
Date: 17/08/2022
Property Type: Apartment