

405/60 Edgewater Boulevard, Maribyrnong Vic 3032

Matt Klein
9317 6500
0499 50 33 66
matt@avionproperties.com.au



🛏 2 🚿 2 🚗 1

Rooms: 4
Property Type: Apartment
Land Size: 90 sqm approx

Agent Comments

Large 2 bedroom, 2 bathroom apartment with a study nook, wrap around balcony, off street undercover parking and storage cage.

Indicative Selling Price
\$619,000

Median Unit Price
Year ending June 2017: \$495,000

Comparable Properties



101/55 Cumberland Dr MARIBYRNONG 3032 (REI) Agent Comments

🛏 2 🚿 2 🚗 1

Price: \$642,000
Method: Private Sale
Date: 08/04/2017
Rooms: -
Property Type: Apartment



302/55 Cumberland Dr MARIBYRNONG 3032 (REI) Agent Comments

🛏 2 🚿 2 🚗 2

Price: \$632,500
Method: Private Sale
Date: 15/07/2017
Rooms: 3
Property Type: Apartment



205/60 Edgewater Blvd MARIBYRNONG 3032 (REI) Agent Comments

🛏 2 🚿 2 🚗 1

Price: \$556,000
Method: Private Sale
Date: 17/06/2017
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)

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

405/60 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$619,000

Median sale price

Median price

\$495,000

Unit

X

Suburb

Maribyrnong

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales

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
101/55 Cumberland Dr MARIBYRNONG 3032	\$642,000	08/04/2017
302/55 Cumberland Dr MARIBYRNONG 3032	\$632,500	15/07/2017
205/60 Edgewater Blvd MARIBYRNONG 3032	\$556,000	17/06/2017