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

509/44 Skyline Drive, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$950,000	&	\$988,000				
Median sale price							
Median price	\$509,000	House Un	nit X	Suburb Maribyrnong			
Period - From	01/01/2018	to 31/12/2018	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 sixmonths 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		
2		
3		

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.

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propertydata

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.





Rooms: Property Type: Apartment Land Size: 141 sqm approx Agent Comments Matt Klein 9317 6500 0499 50 33 66 matt@avionproperties.com.au

Indicative Selling Price \$950,000 - \$988,000 Median Unit Price Year ending December 2018: \$509,000

Comparable Properties



601/60 Edgewater Blvd MARIBYRNONG 3032 Agent Comments (REI) Price: \$1,150,000 Method: Private Sale

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.

Date: 21/10/2018

Property Type: Apartment

Rooms: -

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