

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 703 / 45 EDGEWATER BOULEVARD MARIBYRNONG

Indicative selling price

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

Range between \$519,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$499,000 *House ☐ *Unit ☒ Suburb MARIBYRNONG

Period - From 1 JUNE 2019 to 29 JULY 2019 Source Realestate.com.au

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 Lane Maribyrnong	\$525,000	31/7/2019
2. 305, 54 La Scala Avenue Maribyrnong	\$569,000	3/09/2019
3. 113/20 Pier Lane Maribyrnong	\$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.

CAPITAL

PROPERTY MARKETING