

## 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

317/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2022

to

31 Jan 2023

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

417/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$340,000	02-Feb-23
114/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$336,000	21-Nov-22
406/86 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$380,000	29-Aug-22

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: 28 February 2023


**417/45 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

Sold Price

<sup>RS</sup> **\$340,000** Sold Date **02-Feb-23**

1
 1
 1

Distance **0km**
**114/7 THOMAS HOLMES STREET  
MARIBYRNONG VIC 3032**

Sold Price

<sup>RS</sup> **\$336,000** Sold Date **21-Nov-22**

1
 1
 1

Distance **0.15km**
**406/86 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

Sold Price

**\$380,000** Sold Date **29-Aug-22**

1
 -
 -

Distance **0.27km****RS** = Recent sale**UN** = Undisclosed Sale

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