

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

211/20 Pier Lane, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$528,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/07/2022

to

30/06/2023

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.

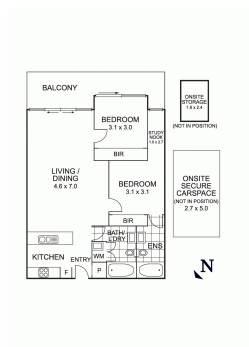
	Address of comparable property	Price	Date of sale
1	303/26 Leonard Cr ASCOT VALE 3032	\$610,000	20/07/2023
2	G13/20 Pier La MARIBYRNONG 3032	\$580,000	09/05/2023
3	8/33 Cumberland Dr MARIBYRNONG 3032	\$550,000	03/03/2023

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:

08/08/2023 13:42



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$610,000

Median Unit Price

Year ending June 2023: \$528,500

Situated in the Exclusive Edgewater. The property offers water views along with views of the pier.

Comparable Properties



303/26 Leonard Cr ASCOT VALE 3032 (REI)

Agent Comments

2 2 1

Price: \$610,000

Method: Private Sale

Date: 20/07/2023

Property Type: Apartment



G13/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 09/05/2023

Property Type: Apartment



8/33 Cumberland Dr MARIBYRNONG 3032 (REI/VG)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 03/03/2023

Property Type: Apartment