

# Statement of Information for **218/45 Edgewater Blvd, Maribyrnong**

Internet advertising for single residential property located within the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$

or range between

\$330,000

&

\$350,000

## Median sale price

Median price

\$440,000

\*House

\*unit

X

Suburb  
or locality

Maribyrnong

Period - From

March 2017

to

September 2017

Source

Pricefinder

## Comparable property sales

Address of comparable property	Price	Date of sale
1. 107/90 La Scala Avenue, Maribyrnong	\$365,000	3/11/2017
2. 204/7 Thomas Holmes Street, Maribyrnong	\$339,000	23/06/2017
3. 411/7 Thomas Holmes Street, Maribyrnong	\$387,500	23/06/2017

**SWEENEY**