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 152 Edgewater Boulevard, Maribyrnong Vic 3032 Including suburb and postcode

Indicative selling price

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

Range between \$1,200,000 \$1,300,000 &

Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Maribyrnong
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	6 Ibis PI MARIBYRNONG 3032	\$1,350,000	26/10/2024
2	4 Wolverhampton St FOOTSCRAY 3011	\$1,310,000	30/09/2024
3	2 Lilardia Av MARIBYRNONG 3032	\$1,200,000	11/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/01/2025 10:38













Property Type:

Divorce/Estate/Family Transfers **Land Size:** 333 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending December 2024: \$1,300,000

Comparable Properties



6 Ibis PI MARIBYRNONG 3032 (REI)

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Agent Comments

Price: \$1,350,000 **Method:** Auction Sale **Date:** 26/10/2024

Property Type: House (Res) **Land Size:** 268 sqm approx



4 Wolverhampton St FOOTSCRAY 3011 (REI)

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Agent Comments

Price: \$1,310,000 Method: Private Sale Date: 30/09/2024 Property Type: House



2 Lilardia Av MARIBYRNONG 3032 (REI)

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Price: \$1,200,000

Method: Sold Before Auction

Date: 11/09/2024

Property Type: House (Res) Land Size: 336 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577





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