

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

202/44 SKYLINE DRIVE MARIBYRNONG VIC 3032

Indicative selling price

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

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 2025

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

215/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$350,000	10-Jan-25
513/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$360,000	13-Nov-24
18/75 DROOP STREET FOOTSCRAY VIC 3011	\$360,000	11-Oct-24

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: 25 February 2025



**215/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

^{RS}

\$350,000

Sold Date

10-Jan-25



1



1



1

Distance

0.12km



**513/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$360,000

Sold Date

13-Nov-24



1



1



1

Distance

0.12km



**18/75 DROOP STREET FOOTSCRAY
VIC 3011**

Sold Price

Sold Date

11-Oct-24



1



1



1

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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