

## 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

407/60 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

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jan 2019

to

31 Dec 2019

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

301/88 La Scala Avenue Maribyrnong VIC 3032	\$529,000	18-Oct-19
313/88 La Scala Avenue Maribyrnong VIC 3032	\$550,000	01-Oct-19
502/88 La Scala Avenue Maribyrnong VIC 3032	\$715,000	10-Oct-19

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: 22 January 2020



**301/88 La Scala Avenue  
Maribyrnong VIC 3032**

 2  2  1

Sold Price

**\$529,000**

Sold Date

**18-Oct-19**

Distance

**0.34km**



**313/88 La Scala Avenue  
Maribyrnong VIC 3032**

 2  2  -

Sold Price

**\$550,000**

Sold Date

**01-Oct-19**

Distance

**0.34km**



**502/88 La Scala Avenue  
Maribyrnong VIC 3032**

 2  2  1

Sold Price

**\$715,000**

Sold Date

**10-Oct-19**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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