

## 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

403/60 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Nov 2023

to

31 Oct 2024

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

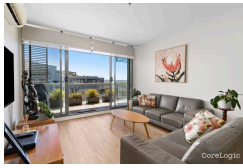
Date of sale

503/44 SKYLINE DRIVE MARIBYRNONG VIC 3032	\$600,000	28-Mar-24
501/86 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$610,000	10-May-23
201/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$615,000	21-Dec-23

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: 07 November 2024



**503/44 SKYLINE DRIVE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$600,000** Sold Date **28-Mar-24**

Distance **0km**

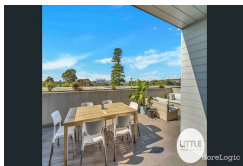


**501/86 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 2 2

Sold Price **\$610,000** Sold Date **10-May-23**

Distance **0.33km**



**201/26 LEONARD CRESCENT  
ASCOT VALE VIC 3032**

2 2 -

Sold Price **\$615,000** Sold Date **21-Dec-23**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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