

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

410/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$559,000

Median sale price

Median price \$495,000

House

Unit

X

Suburb Maribyrnong

Period - From 01/07/2016

to 30/06/2017

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	Price	Date of sale
1	205/60 Edgewater Blvd MARIBYRNONG 3032	\$556,000	17/06/2017
2	104/60 Edgewater Blvd MARIBYRNONG 3032	\$510,000	23/02/2017
3	302/60 Edgewater Blvd MARIBYRNONG 3032	\$507,500	31/05/2017

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 six months.~~

410/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Matt Klein
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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$559,000
Median Unit Price
Year ending June 2017: \$495,000

Comparable Properties



205/60 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$556,000
Method: Private Sale
Date: 17/06/2017
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)



104/60 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$510,000
Method: Private Sale
Date: 23/02/2017
Rooms: 4
Property Type: Apartment



302/60 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$507,500
Method: Private Sale
Date: 31/05/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)