

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

108/44 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Aug 2023

to

31 Jul 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

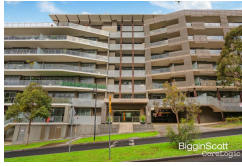
Date of sale

402/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$535,000	23-Jul-24
202/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$500,000	03-Jun-24
603/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$545,000	22-Mar-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: 22 August 2024



402/60 EDGEWATER BOULEVARD Sold Price

RS

\$535,000

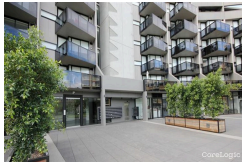
Sold Date

23-Jul-24

 2  2  1

Distance

0km



202/45 EDGEWATER BOULEVARD Sold Price

\$500,000

Sold Date

03-Jun-24

 2  2  1

Distance

0.07km



603/45 EDGEWATER BOULEVARD Sold Price

\$545,000

Sold Date

22-Mar-24

 2  2  1

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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