

204/20 Pier Lane, Maribyrnong Vic 3032



2 Bed 2 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$550,000 - \$580,000
Median House Price
 Year ending September 2023:
 \$527,000

Comparable Properties



211/20 Pier Lane, Maribyrnong 3032 (VG)
2 Bed 2 Bath 1 Car
Price: \$592,500
Method: Sale
Date: 11/09/2023
Property Type: Strata Unit/ Flat
Agent Comments: Located in the same building, comparable accommodation.



308/60 Edgewater Boulevard, Maribyrnong 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$570,000
Method: Private Sale
Date: 14/08/2023
Property Type: Unit
Agent Comments: Modern apartment in Waterview building, comparable accommodation.



417/7 Thomas Holmes Street, Maribyrnong 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$555,000
Method: Sold Before Auction
Date: 23/08/2023
Property Type: Apartment
Agent Comments: Modern apartment, freshly presented with comparable accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

204/20 Pier Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$527,000 Unit x Suburb Maribyrnong

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales

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
211/20 Pier Lane, MARIBYRNONG 3032	\$592,500	11/09/2023
308/60 Edgewater Boulevard, MARIBYRNONG 3032	\$570,000	14/08/2023
417/7 Thomas Holmes Street, MARIBYRNONG 3032	\$555,000	23/08/2023

This Statement of Information was prepared on:

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