

# 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

102 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)

Single price

\$1,019,000

### Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Maribyrnong

Period - From

10/07/2019

to

09/07/2020

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.

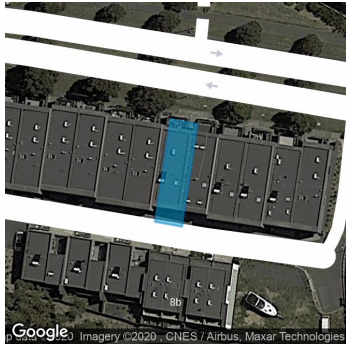
	Address of comparable property	Price	Date of sale
1	1a White St FOOTSCRAY 3011	\$1,060,000	07/02/2020
2	108 Edgewater Blvd MARIBYRNONG 3032	\$990,000	15/05/2020
3			

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.

This Statement of Information was prepared on:

10/07/2020 08:48



**Property Type:** Land  
**Land Size:** 151 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,019,000

**Median House Price**  
 10/07/2019 - 09/07/2020: \$1,150,000

## Comparable Properties



**1a White St FOOTSCRAY 3011 (REI/VG)**

Agent Comments



**Price:** \$1,060,000  
**Method:** Sold Before Auction  
**Date:** 07/02/2020  
**Property Type:** Townhouse (Res)  
**Land Size:** 214 sqm approx



**108 Edgewater Blvd MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 15/05/2020  
**Rooms:** 6  
**Property Type:** Townhouse (Res)

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.