# 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

119/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |                      |             |                    |  |  |  |
|--|---------------|----------------------|-------------|--------------------|--|--|--|
| Range between  | \$375,000     | &                    | \$410,000   |                    |  |  |  |
| Median sale price  |               |                      |             |                    |  |  |  |
| Median price   | \$520,000     | <del>louse</del> Uni | it X        | Suburb Maribyrnong |  |  |  |
| Period - From  | 01/10/2017 to | 30/09/2018           | 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.

| Add | dress of comparable property              | Price     | Date of sale |
|-----|---|-----------|--------------|
| 1   | 510/86 La Scala Av MARIBYRNONG 3032       | \$405,000 | 11/06/2018   |
| 2   | 108/20 Pier La MARIBYRNONG 3032           | \$375,000 | 01/10/2018   |
| 3   | 301/41-45 Edgewater Blvd MARIBYRNONG 3032 | \$370,000 | 24/10/2018   |

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.

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044

propertydata

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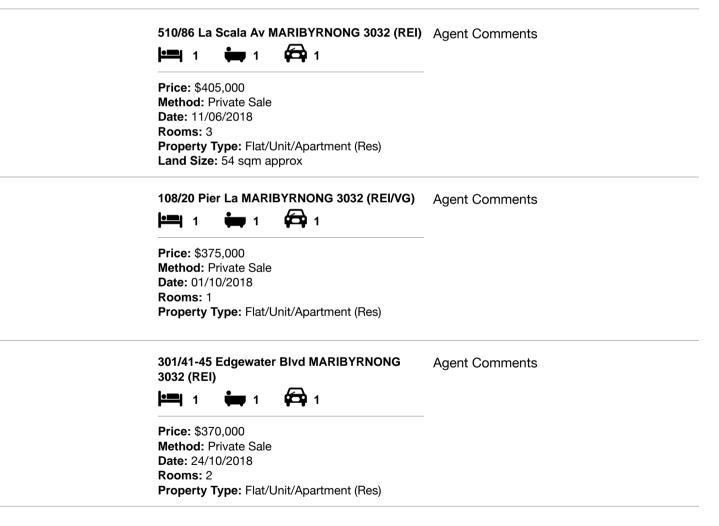
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$375,000 - \$410,000 Median Unit Price Year ending September 2018: \$520,000

# **Comparable Properties**



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