

## 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 119/41-45 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)

Range between \$375,000 & \$410,000

#### Median sale price

Median price \$520,000 House Unit 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.

	Address 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.

119/41-45 Edgewater Boulevard, Maribyrnong Vic 3032



 1  1  1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$375,000 - \$410,000

**Median Unit Price**

Year ending September 2018: \$520,000

## Comparable Properties

**510/86 La Scala Av MARIBYRNONG 3032 (REI)** **Agent Comments**

 1  1  1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 11/06/2018  
**Rooms:** 3  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 54 sqm approx

**108/20 Pier La MARIBYRNONG 3032 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 01/10/2018  
**Rooms:** 1  
**Property Type:** Flat/Unit/Apartment (Res)

**301/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI)** **Agent Comments**

 1  1  1

**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 24/10/2018  
**Rooms:** 2  
**Property Type:** Flat/Unit/Apartment (Res)