

## 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

G17/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2022

to

30 Apr 2023

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

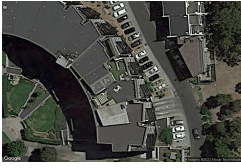
Date of sale

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| G20/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032 | \$310,000 | 18-Nov-22 |
| 417/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032 | \$340,000 | 02-Feb-23 |
| 115/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032 | \$370,000 | 04-Feb-22 |

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: 25 May 2023



**20/45 EDGEWATER BOULEVARD** Sold Price  
**MARIBYRNONG VIC 3032**

**\$310,000** Sold Date **18-Nov-22**

 -  -  -

Distance **0km**



**417/45 EDGEWATER BOULEVARD** Sold Price  
**MARIBYRNONG VIC 3032**

**\$340,000** Sold Date **02-Feb-23**

 1  1  1

Distance **0km**



**115/45 EDGEWATER BOULEVARD** Sold Price  
**MARIBYRNONG VIC 3032**

**\$370,000** Sold Date **04-Feb-22**

 1  1  1

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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