

307/20 Pier Lane, Maribyrnong Vic 3032



2 Bed 2 Bath 2 Car
Property Type: Apartment
Indicative Selling Price
 \$575,000
Median House Price
 Year ending December 2024:
 \$515,000

Comparable Properties



308/54 La Scala Avenue, Maribyrnong 3032 (REI)
2 Bed 2 Bath 1 Car
Price: \$545,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment
Agent Comments: Modern apartment, comparable accommodation.



105/45 Edgewater Boulevard, Maribyrnong 3032 (REI)
2 Bed 2 Bath 1 Car
Price: \$505,000
Method: Private Sale
Date: 30/10/2024
Property Type: Unit
Agent Comments: Modern apartment, comparable accommodation.



008/20 Pier Lane, Maribyrnong 3032 (REI)
2 Bed 2 Bath 1 Car
Price: \$525,000
Method: Private Sale
Date: 20/09/2024
Property Type: Unit
Agent Comments: Located in the same block comparable floor plan.

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

307/20 Pier Lane, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$515,000

Unit

x

Suburb

Maribyrnong

Period - From

01/01/2024

to

31/12/2024

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
308/54 La Scala Avenue, MARIBYRNONG 3032	\$545,000	19/11/2024
105/45 Edgewater Boulevard, MARIBYRNONG 3032	\$505,000	30/10/2024
G08/20 Pier Lane, MARIBYRNONG 3032	\$525,000	20/09/2024

This Statement of Information was prepared on:

22/01/2025 14:23