### 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

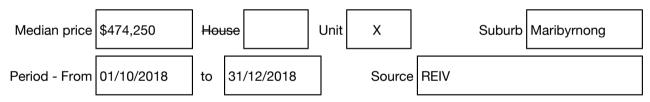
608/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

#### Indicative selling price

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

Single price \$529,000

#### Median sale price



#### 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	602/41-45 Edgewater Blvd MARIBYRNONG 3032	\$530,000	01/02/2019
2	102/20 Pier La MARIBYRNONG 3032	\$525,000	17/11/2018
3	2/9 Horizon Dr MARIBYRNONG 3032	\$510,000	18/12/2018

#### 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 - Edward Thomas | P: 03 9376 3322

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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 \$529,000 Median Unit Price December quarter 2018: \$474,250

Escape To Edgewater Enjoying Edgewater Estate exclusivity, this sophisticated apartment includes an expansive living domain with spectacular balcony and Smeg-appointed, stone-topped kitchen whilst two large bedrooms (BIRs) share deluxe ensuite and central bathrooms.

## **Comparable Properties**

602/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI) 2 2 2 1 Price: \$530,000 Method: Private Sale Date: 01/02/2019 Rooms: 4 Property Type: Flat/Unit/Apartment (Res) Land Size: 83 sqm approx	Agent Comments
102/20 Pier La MARIBYRNONG 3032 (REI) 2 2 2 1 Price: \$525,000 Method: Auction Sale Date: 17/11/2018 Rooms: - Property Type: Apartment	Agent Comments
2/9 Horizon Dr MARIBYRNONG 3032 (REI) 2 2 2 2 Price: \$510,000 Method: Private Sale Date: 18/12/2018 Rooms: - Property Type: Apartment	Agent Comments

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