

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

Single price \$529,000

Median sale price

Median price \$474,250 House Unit X Suburb Maribyrnong

Period - From 01/10/2018 to 31/12/2018 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	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.



2
 2
 1

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)

Agent Comments

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

102/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$525,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Apartment



2/9 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 2

Price: \$510,000

Method: Private Sale

Date: 18/12/2018

Rooms: -

Property Type: Apartment