

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 06/08/2019

Property offered for sale

Address
Including suburb and
postcode 110 Edgewater Boulevard, Maribyrnong

Indicative selling price

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

Range between \$1,000,000 & \$1,075,000

Median price \$925,000 House ☒ Suburb Maribyrnong

Period - From 1/6/2018 to 27/6/2019 Source Realestate.com

Comparable property sales

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. 19 Metter Street, Maribyrnong	\$985,000	29/05/2019
2. 27 Allara Avenue, Maribyrnong	\$945,000	23/05/2019
3. 10 Angler Lane, Maribyrnong	\$1,020,000	27/06/2019