## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	304/45 Edgewater Boulevard, Maribyrnong Vic 3032
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$500,000	&	\$550,000
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#### Median sale price

Median price	\$517,000	Pro	perty Type U	nit		Suburb	Maribyrnong
Period - From	01/10/2023	to	30/09/2024	Sc	ource	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

Address of comparable property		Price	Date of sale
1	308/54 La Scala Av MARIBYRNONG 3032	\$545,000	19/11/2024
2	108/44 Skyline Dr MARIBYRNONG 3032	\$537,000	12/09/2024
3	402/60 Edgewater Blvd MARIBYRNONG 3032	\$535,000	23/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/11/2024 11:40







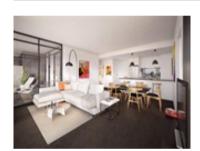


Rooms: 4

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending September 2024: \$517,000

## Comparable Properties



308/54 La Scala Av MARIBYRNONG 3032 (REI)

**Agent Comments** 

Price: \$545,000 Method: Private Sale Date: 19/11/2024

Property Type: Apartment



108/44 Skyline Dr MARIBYRNONG 3032 (REI/VG)

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**Agent Comments** 

Price: \$537,000 Method: Private Sale Date: 12/09/2024

Property Type: Apartment



402/60 Edgewater Blvd MARIBYRNONG 3032 (REI/VG)

Price: \$535,000 Method: Private Sale Date: 23/07/2024

Property Type: Apartment

**Agent Comments** 

Account - Bow Residential | P: (03) 8672 2942





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