

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 304/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$517,000 Property Type Unit Suburb Maribyrnong

Period - From 01/10/2023 to 30/09/2024 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	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 comparable properties 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)

Agent Comments



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



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

Agent Comments



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

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



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