

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

114/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$545,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/07/2019

to

30/09/2019

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	208/88 La Scala Av MARIBYRNONG 3032	\$387,500	29/08/2019
2	205/2 La Scala Av MARIBYRNONG 3032	\$380,000	25/07/2019
3	204/2 La Scala Av MARIBYRNONG 3032	\$351,000	20/08/2019

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:

24/10/2019 09:11

114/41-45 Edgewater Boulevard, Maribyrnong Vic 3032

Philip Osmond

93176500

0418307846

phil@avionproperties.com.au

Indicative Selling Price

\$389,000

Median Unit Price

September quarter 2019: \$545,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

208/88 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

1 1 1

Price: \$387,500

Method: Private Sale

Date: 29/08/2019

Property Type: Flat/Unit/Apartment (Res)



205/2 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

1 1 1

Price: \$380,000

Method: Private Sale

Date: 25/07/2019

Rooms: 4

Property Type: Apartment



204/2 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

1 1 1

Price: \$351,000

Method: Private Sale

Date: 20/08/2019

Rooms: 2

Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500



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.