

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

106/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$535,000

&

\$588,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,049

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

308/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$570,000	14-Aug-23
402/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$535,000	10-Jul-24
403/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$560,000	21-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 29 January 2025



308/60 EDGEWATER BOULEVARD Sold Price

\$570,000

Sold Date **14-Aug-23**

2 2 1

Distance

0km



402/60 EDGEWATER BOULEVARD Sold Price

\$535,000

Sold Date **10-Jul-24**

2 2 1

Distance

0km



403/60 EDGEWATER BOULEVARD Sold Price

^{RS} **\$560,000**

Sold Date **21-Dec-24**

2 2 -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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