

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

G04/45 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

\$275,000

&

\$302,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2024

to

28 Feb 2025

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

188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$300,000	05-Oct-24
503/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$300,000	05-Oct-24
204/33 RYAN STREET FOOTSCRAY VIC 3011	\$285,000	28-Feb-25

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: 18 March 2025



188 BALLARAT ROAD FOOTSCRAY VIC 3011 Sold Price **\$300,000** Sold Date **05-Oct-24**

1
 1
 1

Distance **0.83km**



503/188 BALLARAT ROAD FOOTSCRAY VIC 3011 Sold Price Sold Date **05-Oct-24**

1
 1
 -

Distance **0.83km**



204/33 RYAN STREET FOOTSCRAY VIC 3011 Sold Price ^{RS} **\$285,000** Sold Date **28-Feb-25**

1
 1
 -

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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