

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

317/45 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

\$325,000

&

\$352,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Nov 2022

to

31 Oct 2023

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

22/2 HORIZON DRIVE MARIBYRNONG VIC 3032	\$385,000	10-Jun-23
201B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$365,000	28-Sep-23
1114/72 WESTS ROAD MARIBYRNONG VIC 3032	\$370,000	13-Oct-23

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: 05/02/2023



22/2 HORIZON DRIVE MARIBYRNONG VIC 3032

1 1 1

Sold Price **\$385,000** Sold Date **10-Jun-23**

Distance **1.06km**



201B/2 WESTS ROAD MARIBYRNONG VIC 3032

1 1 1

Sold Price ^{RS} **\$365,000** Sold Date **28-Sep-23**

Distance **1.59km**



1114/72 WESTS ROAD MARIBYRNONG VIC 3032

1 1 1

Sold Price **\$370,000** Sold Date **13-Oct-23**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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