

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

409/60 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$530,000

Median sale price

Median price \$518,500

House

Unit

X

Suburb

Maribyrnong

Period - From 01/04/2018

to

30/06/2018

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	108/55 Cumberland Dr MARIBYRNONG 3032	\$546,000	04/05/2018
2	211/20 Pier La MARIBYRNONG 3032	\$520,000	22/03/2018
3	403/4 La Scala Av MARIBYRNONG 3032	\$515,000	13/06/2018

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.



2
 2
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$500,000 - \$530,000
Median Unit Price
 June quarter 2018: \$518,500

Comparable Properties



108/55 Cumberland Dr MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$546,000
Method: Private Sale
Date: 04/05/2018
Rooms: -
Property Type: Apartment



211/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$520,000
Method: Private Sale
Date: 22/03/2018
Rooms: 3
Property Type: Apartment



403/4 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$515,000
Method: Private Sale
Date: 13/06/2018
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)