

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	409/60 Edgewater Boulevard, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000	&	\$530,000
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Median sale price

Median price	\$518,500	Hou	ıse	Unit	Х		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.











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)

└── 2 **├**── 2

2

4

Price: \$546,000 Method: Private Sale Date: 04/05/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments



211/20 Pier La MARIBYRNONG 3032 (REI)

– 2





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

Property Type: Apartment

403/4 La Scala Av MARIBYRNONG 3032 (REI)





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Price: \$515,000 Method: Private Sale Date: 13/06/2018

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

Account - Edward Thomas | P: 03 9376 3322





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.

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Agent Comments