

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

406/60 Edgewater Boulevard, Maribyrnong Vic 3032
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Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/04/2019

to

30/06/2019

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.

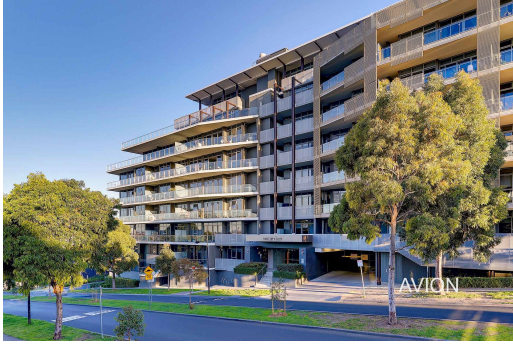
	Address of comparable property	Price	Date of sale
1	305/54 La Scala Av MARIBYRNONG 3032	\$569,000	03/08/2019
2	413/88 La Scala Av MARIBYRNONG 3032	\$550,000	25/07/2019
3	104/20 Pier La MARIBYRNONG 3032	\$525,000	31/07/2019

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.~~

This Statement of Information was prepared on:

18/09/2019 12:03



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$560,000
Median Unit Price
June quarter 2019: \$522,500

Comparable Properties

305/54 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$569,000
Method: Private Sale
Date: 03/08/2019
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)

413/88 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$550,000
Method: Private Sale
Date: 25/07/2019
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)
Land Size: 100 sqm approx



104/20 Pier La MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$525,000
Method: Private Sale
Date: 31/07/2019
Rooms: 4
Property Type: Apartment