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	106/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Range between $530,000 & $550,000

Median sale price

Median price $605,000 Property Type Unit Suburb Maribyrnong

Period - From 01/01/2022 to 31/03/2022 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	309/45 Edgewater Blvd MARIBYRNONG 3032	$540,000	07/04/2022
2	G12/54 La Scala Av MARIBYRNONG 3032	$540,000	23/04/2022
3	110/45 Edgewater Blvd MARIBYRNONG 3032	$535,000	19/05/2022

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: 06/07/2022 14:33

106/45 Edgewater Boulevard, Maribyrnong Vic 3032



2 2 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$530,000 - $550,000
Median Unit Price
March quarter 2022: $605,000

Comparable Properties

309/45 Edgewater Blvd MARIBYRNONG 3032 (VG)

2 - -

Agent Comments

Price: $540,000
Method: Sale
Date: 07/04/2022
Property Type: Strata Unit/Flat



G12/54 La Scala Av MARIBYRNONG 3032 (REI)

2 2 1

Agent Comments

Price: $540,000
Method: Private Sale
Date: 23/04/2022
Property Type: Apartment

110/45 Edgewater Blvd MARIBYRNONG 3032 (REI)

2 2 1

Agent Comments

Price: $535,000
Method: Private Sale
Date: 19/05/2022
Property Type: Apartment

Account - Biggin & Scott | P: 03 9426 4000

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