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	110/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price $539,000

Median sale price

Median price $530,000 Property Type Unit Suburb Maribyrnong

Period - From 09/03/2021 to 08/03/2022 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	509/68 Wests Rd MARIBYRNONG 3032	$535,000	15/10/2021
2	26/2 Horizon Dr MARIBYRNONG 3032	$530,000	21/02/2022
3	107/45 Edgewater Blvd MARIBYRNONG 3032	$525,000	05/10/2021

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: 09/03/2022 13:43

110/45 Edgewater Boulevard, Maribyrnong Vic 3032



2 2 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$539,000
Median Unit Price
09/03/2021 - 08/03/2022: $530,000

Comparable Properties



509/68 Wests Rd MARIBYRNONG 3032 (REI)

2 2 1

Price: $535,000
Method: Private Sale
Date: 15/10/2021
Rooms: 3
Property Type: Apartment

Agent Comments



26/2 Horizon Dr MARIBYRNONG 3032 (REI)

2 2 1

Price: $530,000
Method: Private Sale
Date: 21/02/2022
Property Type: Apartment

Agent Comments



107/45 Edgewater Blvd MARIBYRNONG 3032 (REI)

2 2 1

Price: $525,000
Method: Private Sale
Date: 05/10/2021
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455

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