

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 502/60 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,150,000 House X Unit Suburb Maribyrnong

Period - From 01/01/2018 to 31/12/2018 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	2/33 Fisher Pde ASCOT VALE 3032	\$1,200,000	30/10/2018
2	601/60 Edgewater Blvd MARIBYRNONG 3032	\$1,150,000	21/10/2018
3	65 Fisher Pde ASCOT VALE 3032	\$1,025,000	04/01/2019

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.~~

502/60 Edgewater Boulevard, Maribyrnong Vic 3032

Matt Klein
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 3  2  3

Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2018: \$1,150,000

Comparable Properties



2/33 Fisher Pde ASCOT VALE 3032 (REI)

[Agent Comments](#)

 3  3  2

Price: \$1,200,000
Method: Private Sale
Date: 30/10/2018
Rooms: -
Property Type: Apartment



601/60 Edgewater Blvd MARIBYRNONG 3032 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,150,000
Method: Private Sale
Date: 21/10/2018
Rooms: -
Property Type: Apartment



65 Fisher Pde ASCOT VALE 3032 (REI)

[Agent Comments](#)

 3  2  -

Price: \$1,025,000
Method: Private Sale
Date: 04/01/2019
Rooms: -
Property Type: Townhouse (Single)