

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 208/20 Pier Lane, Maribyrnong, VIC 3032

Indicative selling price

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

Price Range \$350,000 & \$385,000

Median sale price

Median price \$350,000 Property Type Apartment Suburb Maribyrnong (3032)

Period - From 03/09/2020 to 02/09/2021 Source <https://www.realestate.com.au/neighbourhoods/>

Comparable property sales

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
119/45 EDGEWATER BOULEVARD, MARIBYRNONG VIC 3032	\$375,000	23/08/2021
107/64 WESTS ROAD, MARIBYRNONG VIC 3032	\$375,000	14/07/2021
405/64 WESTS ROAD, MARIBYRNONG VIC 3032	\$387,500	16/06/2021

This Statement of Information was prepared on: 02/09/2021