

## 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

6/45 Edgewater Boulevard Maribyrnong VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$315,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### 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 6 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

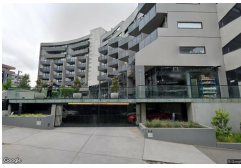
3/45 Edgewater Boulevard Maribyrnong VIC 3032	\$300,000	09-Feb-21
513/45 Edgewater Boulevard Maribyrnong VIC 3032	\$350,000	19-Mar-21

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 6 months.

This Statement of Information was prepared on: 15 April 2021

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**3/45 Edgewater Boulevard  
 Maribyrnong VIC 3032**

 1  1  1

Sold Price **\$300,000** Sold Date **09-Feb-21**

Distance -



**513/45 Edgewater Boulevard  
 Maribyrnong VIC 3032**

 1  1  1

Sold Price **\$350,000** Sold Date **19-Mar-21**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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