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

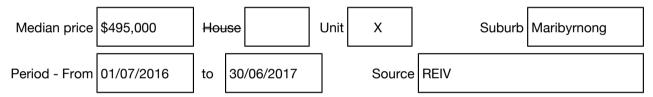
G2/20 Pier Lane, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$619,000

Median sale price



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	101/55 Cumberland Dr MARIBYRNONG 3032	\$642,000	08/04/2017
2	302/55 Cumberland Dr MARIBYRNONG 3032	\$632,500	15/07/2017
3	205/60 Edgewater Blvd MARIBYRNONG 3032	\$556,000	17/06/2017

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: 5 Property Type: Apartment Land Size: 90 sqm approx Agent Comments Matt Klein 9317 6500 0499 50 33 66 matt@avionproperties.com.au

Indicative Selling Price \$619,000 Median Unit Price Year ending June 2017: \$495,000

Waterfront 2 bedroom, 2 bathroom apartment with large terrace area.

Comparable Properties



101/55 Cumberland Dr MARIBYRNONG 3032





Price: \$642,000 Method: Private Sale Date: 08/04/2017 Rooms: -Property Type: Apartment

302/55 Cumberland Dr MARIBYRNONG 3032 Agent Comments (REI)



Price: \$632,500 Method: Private Sale Date: 15/07/2017 Rooms: 3 Property Type: Apartment



205/60 Edgewater Blvd MARIBYRNONG 3032 Agent Comments (REI)



Price: \$556,000 Method: Private Sale Date: 17/06/2017 Rooms: 4 Property Type: Flat/Unit/Apartment (Res)

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Agent Comments