

201/60 Edgewater Boulevard, Maribyrnong Vic 3032

Matt Klein
9317 6500
0499 50 33 66
matt@avionproperties.com.au



 2  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$499,000
Median Unit Price
March quarter 2017: \$510,000

Comparable Properties



104/60 Edgewater Blvd MARIBYRNONG 3032 **Agent Comments**
(REI)

 2  2  1

Price: \$510,000
Method: Private Sale
Date: 23/02/2017
Rooms: 4
Property Type: Apartment



302/60 Edgewater Blvd MARIBYRNONG 3032 **Agent Comments**
(REI)

 2  2  1

Price: \$507,500
Method: Private Sale
Date: 31/05/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



605/45 Edgewater Blvd MARIBYRNONG 3032 **Agent Comments**
(REI)

 2  2  1

Price: \$505,000
Method: Private Sale
Date: 24/02/2017
Rooms: -
Property Type: Apartment

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 201/60 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$510,000

Unit X

Suburb Maribyrnong

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
104/60 Edgewater Blvd MARIBYRNONG 3032	\$510,000	23/02/2017
302/60 Edgewater Blvd MARIBYRNONG 3032	\$507,500	31/05/2017
605/45 Edgewater Blvd MARIBYRNONG 3032	\$505,000	24/02/2017