

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

410/64 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$430,000

&

\$460,000

Median sale price

Median price \$458,750

Property Type Unit

Suburb Maribyrnong

Period - From 01/07/2020

to 30/09/2020

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	109/334-336 Gordon St MARIBYRNONG 3032	\$450,000	14/05/2020
2	18/4 Wests Rd MARIBYRNONG 3032	\$445,000	31/10/2020
3	16/2 Horizon Dr MARIBYRNONG 3032	\$437,500	01/07/2020

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.~~

This Statement of Information was prepared on:

09/11/2020 16:55