

## STATEMENT OF INFORMATION

112/64 WESTS ROAD, MARIBYRNONG, VIC

3032  
PREPARED BY JOSHUA ABDALLAH, THE REALEST ESTATE, PHONE: 0427829562

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**112/64 WESTS ROAD, MARIBYRNONG, VIC**

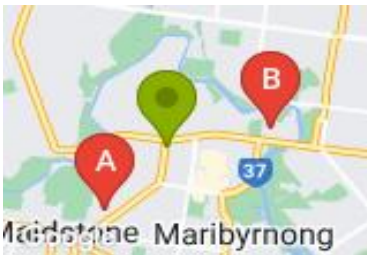
 1  1  1

**Indicative Selling Price \$315,000**

~~Single Price~~ For more of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Provided by: Joshua Abdallah, The Realest Estate

## MEDIAN SALE PRICE



**MARIBYRNONG, VIC, 3032**

Suburb Median Sale Price (Unit)

**\$550,000**

01 January 2022 to 31 December 2022

Provided by: 

## COMPARABLE PROPERTIES

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.



**41 EDGEWATER BVD, MARIBYRNONG, VIC**

 1  1  1

Sale Price

**\*\$340,000**

Sale Date: 02/02/2023

Distance from Property: 1.9km



**14/17 EUCALYPTUS DR, MAIDSTONE, VIC 3012**

 1  1  1

Sale Price

**\$345,000**

Sale Date: 20/12/2022

Distance from Property: 1.2km



**3/13 NAVIGATOR ST, MARIBYRNONG, VIC**

 2  1  1

Sale Price

**\$350,000**

Sale Date: 01/10/2022

Distance from Property: 1.4km



This report has been compiled on 08/03/2023 by The Realest Estate. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

112/64 WESTS ROAD, MARIBYRNONG, VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$315,000

### Median sale price

Median price

\$550,000

Property type

Unit

Suburb

MARIBYRNONG

Period

01 January 2022 to 31 December 2022

Source

 pricefinder

### Comparable property sales

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

41 EDGEWATER BVD, MARIBYRNONG, VIC 3032	*\$340,000	02/02/2023
14/17 EUCALYPTUS DR, MAIDSTONE, VIC 3012	\$345,000	20/12/2022
3/13 NAVIGATOR ST, MARIBYRNONG, VIC 3032	\$350,000	01/10/2022

This Statement of Information was prepared on:

08/03/2023