

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

1/42 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$420,000

&

\$440,000

Median sale price

Median price

\$495,000

House

Unit

X

Suburb

Maribyrnong

Period - From

01/10/2016

to

30/09/2017

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	26 Gatehouse PI MARIBYRNONG 3032	\$580,000	20/10/2017
2	23/4 Wests Rd MARIBYRNONG 3032	\$456,000	10/03/2017
3	3/42 Wests Rd MARIBYRNONG 3032	\$442,000	23/09/2017

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.

1/42 Wests Road, Maribyrnong Vic 3032

Rhonda Bromley

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Indicative Selling Price

\$420,000 - \$440,000

Median Unit Price

Year ending September 2017: \$495,000



3 - 2

Rooms:

Property Type: apartment

Agent Comments

Comparable Properties

26 Gatehouse PI MARIBYRNONG 3032 (VG)

Agent Comments

3 - -

Price: \$580,000

Method: Sale

Date: 20/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



23/4 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

3 2 2

Price: \$456,000

Method: Sold Before Auction

Date: 10/03/2017

Rooms: 4

Property Type: Apartment



3/42 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

3 2 2

Price: \$442,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 5

Property Type: Apartment