

# 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 34/4 Wests Road, Maribyrnong Vic 3032

### Indicative selling price

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

Single price \$435,000

### Median sale price

Median price \$447,500

Property Type Unit

Suburb Maribyrnong

Period - From 15/05/2023

to 14/05/2024

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	210/80 La Scala Av MARIBYRNONG 3032	\$450,000	01/05/2024
2	19/48 Eucalyptus Dr MAIDSTONE 3012	\$427,500	08/04/2024
3	106/84 La Scala Av MARIBYRNONG 3032	\$420,000	24/04/2024

**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:

15/05/2024 14:40



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$435,000  
**Median Unit Price**  
15/05/2023 - 14/05/2024: \$447,500

## Comparable Properties



**210/80 La Scala Av MARIBYRNONG 3032 (REI)** Agent Comments



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Property Type:** Apartment



**19/48 Eucalyptus Dr MAIDSTONE 3012 (REI)** Agent Comments



**Price:** \$427,500  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** Apartment



**106/84 La Scala Av MARIBYRNONG 3032 (REI)** Agent Comments



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 24/04/2024  
**Property Type:** Apartment

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