

## 8/18 Wests Road, Maribyrnong Vic 3032



**2 Bed 1 Bath 1 Car**

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$350,000 - \$385,000

**Median House Price**

Year ending June 2017: \$495,000

### Comparable Properties

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**9/18 Wests Road, Maribyrnong 3032 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$397,000

**Method:** Sold before Auction

**Date:** 20/09/2017

**Property Type:** Unit

**Agent Comments:** Located in the same complex, with polished timber floors and a balcony.

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**5/52 Wests Road, Maribyrnong 3032 (VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$355,000

**Method:** Sale

**Date:** 21/06/2017

**Property Type:** Flat/Unit/Apartment (RES)

**Agent Comments:** Modern internally, with balcony and off-street parking.

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**18/4 Wests Road, Maribyrnong 3032 (REIV/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$353,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Property Type:** Apartment

**Agent Comments:** Secure intercom access, with polished timber floors and a balcony.

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## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

8/18 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)

Range between

\$350,000

&

\$385,000

#### Median sale price

Median price

\$495,000

Unit

X

Suburb  
or locality

Maribyrnong

Period - From

12/04/2017

to

13/10/2017

Source

REIV

#### 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
9/18 Wests Road, Maribyrnong 3032	\$397,000	20/09/2017
5/52 Wests Road, Maribyrnong 3032	\$355,000	21/06/2017
18/4 Wests Road, Maribyrnong 3032	\$353,000	27/05/2017