## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

2/4 Wests Road, Maribyrnong Vic 3032
, , ,

#### Indicative selling price

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

Range between \$640,000	&	\$690,000
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### Median sale price

Median price	\$683,500	Pro	perty Type	Town	nhouse		Suburb	Maribyrnong
Period - From	20/03/2024	to	19/03/2025		So	urce	Property	<sup>,</sup> Data

## 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

Add	dress of comparable property	Price	Date of sale
1	10/10 Horizon Dr MARIBYRNONG 3032	\$680,000	15/11/2024
2	13/4 West Rd MARIBYRNONG 3032	\$665,000	10/10/2024
3	11 Rimfire Wlk MARIBYRNONG 3032	\$685,000	08/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/03/2025 11:25
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**Indicative Selling Price** \$640,000 - \$690,000 **Median Townhouse Price** 20/03/2024 - 19/03/2025: \$683,500



Rooms: 7

Property Type: Townhouse

**Agent Comments** 

# Comparable Properties



10/10 Horizon Dr MARIBYRNONG 3032 (REI)

Price: \$680,000 Method: Private Sale Date: 15/11/2024

Property Type: Apartment

**Agent Comments** 



13/4 West Rd MARIBYRNONG 3032 (REI)

Agent Comments

Price: \$665,000 Method: Private Sale Date: 10/10/2024

Property Type: Townhouse (Single)



11 Rimfire Wlk MARIBYRNONG 3032 (REI)

Price: \$685,000 Method: Private Sale Date: 08/10/2024

Property Type: Townhouse (Single)

**Agent Comments** 

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





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