

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

G02/62 WESTS ROAD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

105/64 WESTS ROAD MARIBYRNONG VIC 3032	\$305,000	28-Jun-24
409/64 WESTS ROAD MARIBYRNONG VIC 3032	\$342,800	15-Jan-24
907/72 WESTS ROAD MARIBYRNONG VIC 3032	\$368,000	23-Jul-24

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 6 months.

This Statement of Information was prepared on: 09 February 2025

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**105/64 WESTS ROAD
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$305,000** Sold Date **28-Jun-24**

Distance **0km**



**409/64 WESTS ROAD
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$342,800** Sold Date **15-Jan-24**

Distance **0km**



**907/72 WESTS ROAD
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$368,000** Sold Date **23-Jul-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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