

# 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

31/4 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

\$400,000

### Median sale price

Median price

\$499,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/01/2023

to

31/03/2023

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	9/38 Middle Rd MARIBYRNONG 3032	\$390,000	18/03/2023
2	314/72 Wests Rd MARIBYRNONG 3032	\$345,000	21/04/2023
3	108/30 La Scala Av MARIBYRNONG 3032	\$325,000	04/03/2023

**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:

16/05/2023 10:43



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$400,000

**Median Unit Price**  
March quarter 2023: \$499,000

## Comparable Properties



**9/38 Middle Rd MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 18/03/2023  
**Property Type:** Apartment



**314/72 Wests Rd MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 21/04/2023  
**Property Type:** Apartment



**108/30 La Scala Av MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$325,000  
**Method:** Auction Sale  
**Date:** 04/03/2023  
**Property Type:** Apartment

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