

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

2/2 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

\$850,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Oct 2018

to

30 Sep 2019

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

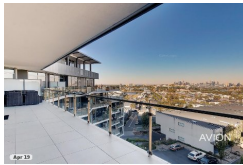
Date of sale

509/44 Skyline Drive Maribyrnong VIC 3032	\$928,000	06-May-19
16 Stanford Street Ascot Vale VIC 3032	\$900,000	13-Sep-19

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: 16 October 2019



509/44 Skyline Drive Maribyrnong VIC 3032

Sold Price **\$928,000** Sold Date **06-May-19**

3 2 2

Distance **1.62km**



16 Stanford Street Ascot Vale VIC 3032

Sold Price ^{RS} **\$900,000** Sold Date **13-Sep-19**

3 3 2

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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