## 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

9/18 Wests Road, Maribyrnong Vic 3032

#### Indicative selling price

Ear the meaning	of this price and	concurrent via davi a	/undergueting
For the meaning	or this price see	consumer.vic.gov.a	u/underquoting

Single price \$450,000

#### Median sale price

Median price	\$490,000	Pro	operty Type Unit	:	Suburb	Maribyrnong
Period - From	03/12/2023	to	02/12/2024	Sourc	e Property	/ 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.

Ado	dress of comparable property	Price	Date of sale
1	207/11 Horizon Dr MARIBYRNONG 3032	\$480,000	13/10/2024
2	39 Cavalry Cirt MARIBYRNONG 3032	\$470,000	20/09/2024
3	203/7 Ordnance Res MARIBYRNONG 3032	\$446,000	02/09/2024

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:

03/12/2024 16:48





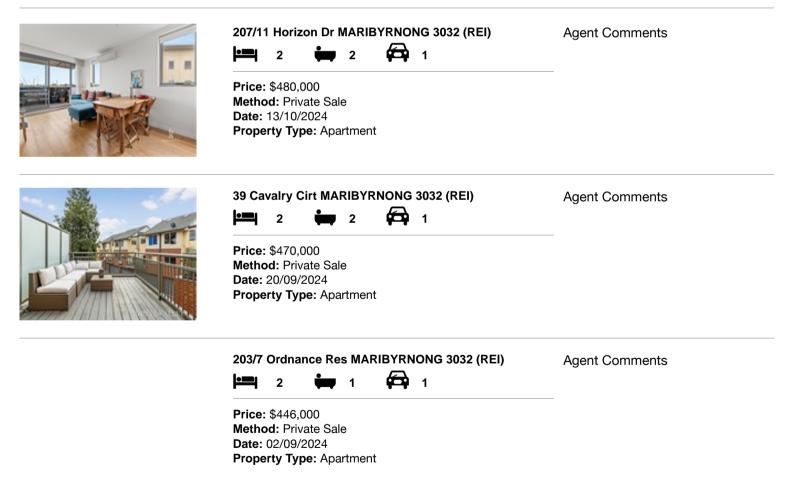




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$450,000 Median Unit Price 03/12/2023 - 02/12/2024: \$490,000

# **Comparable Properties**



Account - Biggin & Scott | P: 03 9317 5577



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