

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

### Median sale price

Median price \$490,000

Property Type Unit

Suburb Maribyrnong

Period - From 03/12/2023

to 02/12/2024

Source 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.

	Address 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



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000

**Median Unit Price**

03/12/2023 - 02/12/2024: \$490,000

## Comparable Properties



**207/11 Horizon Dr MARIBYRNONG 3032 (REI)**

Agent Comments

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**Price:** \$480,000

**Method:** Private Sale

**Date:** 13/10/2024

**Property Type:** Apartment



**39 Cavalry Cirt MARIBYRNONG 3032 (REI)**

Agent Comments

🛏️ 2 🚗 2 🚗 1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 20/09/2024

**Property Type:** Apartment

**203/7 Ordnance Res MARIBYRNONG 3032 (REI)**

Agent Comments

🛏️ 2 🚗 1 🚗 1

**Price:** \$446,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9317 5577