

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

404B/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

\$410,000

&

\$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2022

to

31 Mar 2023

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

807B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$420,000	21-Apr-22
30/4 WESTS ROAD MARIBYRNONG VIC 3032	\$430,000	09-Feb-22
5/61 WESTS ROAD MARIBYRNONG VIC 3032	\$420,000	05-Nov-21

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: 17 April 2023



**807B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$420,000** Sold Date **21-Apr-22**

Distance **0km**



**30/4 WESTS ROAD
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$430,000** Sold Date **09-Feb-22**

Distance **0.1km**



**5/61 WESTS ROAD MARIBYRNONG
VIC 3032**

 2  1  1

Sold Price **\$420,000** Sold Date **05-Nov-21**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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