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

204b/2 Wests Road, Maribyrnong Vic 3032

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$480,000		&		\$500,000			
Median sale p	rice							
Median price	\$499,000	Pro	operty Type	Unit			Suburb	Maribyrnong
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	804/64 Wests Rd MARIBYRNONG 3032	\$520,000	04/04/2023
2	202/68 Wests Rd MARIBYRNONG 3032	\$455,000	15/03/2023
3	201/64 Wests Rd MARIBYRNONG 3032	\$449,000	12/04/2023

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:

22/05/2023 16:35





Property Type: Agent Comments Indicative Selling Price \$480,000 - \$500,000 Median Unit Price March quarter 2023: \$499,000

Comparable Properties



804/64 Wests Rd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$520,000 Method: Private Sale Date: 04/04/2023 Property Type: Apartment

202/68 Wests Rd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$455,000 Method: Private Sale Date: 15/03/2023 Property Type: Apartment



201/64 Wests Rd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$449,000 Method: Private Sale Date: 12/04/2023 Property Type: Apartment

Account - SASH MELBOURNE | P: 0431 619 009



propertydata

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