

## 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

409/68 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 2025

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

207B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$545,000	19-Nov-24
205/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$530,000	28-Aug-24
105/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$515,000	21-Nov-24

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: 18 February 2025



**207B/2 WESTS ROAD  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$545,000** Sold Date **19-Nov-24**

Distance **0.55km**



**205/8 HORIZON DRIVE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$530,000** Sold Date **28-Aug-24**

Distance **1.05km**



**105/8 HORIZON DRIVE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$515,000** Sold Date **21-Nov-24**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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