

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

1303b/2 Wests Road, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$735,000

Median sale price

Median price \$528,500

Property Type Unit

Suburb Maribyrnong

Period - From 01/07/2022

to 30/06/2023

Source 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.~~

	Address of comparable property	Price	Date of sale
1	306/12 Thomas Holmes St MARIBYRNONG 3032	\$820,000	28/06/2023
2	1304B/2 Wests Rd MARIBYRNONG 3032	\$730,000	31/03/2023
3			

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:

04/08/2023 10:32



Property Type:
Agent Comments

Indicative Selling Price
\$735,000
Median Unit Price
Year ending June 2023: \$528,500

Comparable Properties



306/12 Thomas Holmes St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 28/06/2023
Property Type: Apartment

1304B/2 Wests Rd MARIBYRNONG 3032 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 31/03/2023
Property Type: Strata Unit/Flat

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.

Account - SASH MELBOURNE | P: 0431 619 009