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/underq	uoting
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Single price \$735,000

Median sale price

Median price	\$528,500	Pro	perty Type Uni	t	Suburb	Maribyrnong
Period - From	01/07/2022	to	30/06/2023	Sourc	ce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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)



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

1304B/2 Wests Rd MARIBYRNONG 3032 (VG) Agent Comments

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

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