

## 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

207B/2 WESTS ROAD MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2023

to

31 Jan 2024

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1002B/2 WESTS ROAD MARIBYRNONG VIC 3032 | \$515,000 | 08-Nov-23 |
| 204B/2 WESTS ROAD MARIBYRNONG VIC 3032  | \$475,000 | 11-Aug-23 |
| 1202B/2 WESTS ROAD MARIBYRNONG VIC 3032 | \$471,000 | 10-Aug-23 |

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: 12 February 2024



**1002B/2 WESTS ROAD  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$515,000** Sold Date **08-Nov-23**

Distance **0km**



**204B/2 WESTS ROAD  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$475,000** Sold Date **11-Aug-23**

Distance **0km**



**1202B/2 WESTS ROAD  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$471,000** Sold Date **10-Aug-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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