

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

55 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$669,000

Median sale price

Median price

\$690,000

Property Type

Townhouse

Suburb

Maribyrnong

Period - From

26/02/2021

to

25/02/2022

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	607/64 Wests Rd MARIBYRNONG 3032	\$695,000	06/11/2021
2	9/6 Horizon Dr MARIBYRNONG 3032	\$690,000	10/02/2022
3	32 Gatehouse Pl MARIBYRNONG 3032	\$670,000	14/10/2021

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:

26/02/2022 11:23



3
 2
 2

Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$669,000

Median Townhouse Price
 26/02/2021 - 25/02/2022: \$690,000

Comparable Properties



607/64 Wests Rd MARIBYRNONG 3032 (REI) Agent Comments

2
 2
 2

Price: \$695,000
Method: Private Sale
Date: 06/11/2021
Property Type: Apartment



9/6 Horizon Dr MARIBYRNONG 3032 (REI) Agent Comments

3
 2
 2

Price: \$690,000
Method: Sold Before Auction
Date: 10/02/2022
Property Type: Townhouse (Res)



32 Gatehouse PI MARIBYRNONG 3032 (REI) Agent Comments

2
 2
 1

Price: \$670,000
Method: Auction Sale
Date: 14/10/2021
Property Type: Townhouse (Res)