

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 209/72 Wests Road, Maribyrnong, VIC 3032

Indicative selling price

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

Price Range

\$490,000

&

\$519,990

Median sale price

Median price

\$485,000

Property Type

Apartment

Suburb

Maribyrnong (3032)

Period - From

26/03/2024

to

26/03/2025

Source

realestate.com

Comparable property sales

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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
1004/72 WESTS ROAD, MARIBYRNONG VIC 3032	\$485,000	09/12/2024
510/72 WESTS ROAD, MARIBYRNONG VIC 3032	\$540,000	10/05/2024
1104/72 WESTS ROAD, MARIBYRNONG VIC 3032	\$540,000	06/11/2023

This Statement of Information was prepared on: 26/03/2025