

## 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

39 CAVALRY CIRCUIT MARIBYRNONG VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2023

to

30 Jun 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

207B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$480,000	19-Mar-24
406/64 WESTS ROAD MARIBYRNONG VIC 3032	\$460,000	06-Jun-24
503/64 WESTS ROAD MARIBYRNONG VIC 3032	\$445,000	10-Jan-24

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: 01 July 2024



**207B/2 WESTS ROAD  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$480,000** Sold Date **19-Mar-24**

Distance **0.08km**



**406/64 WESTS ROAD  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price <sup>RS</sup> **\$460,000** Sold Date **06-Jun-24**

Distance **0.55km**



**503/64 WESTS ROAD  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$445,000** Sold Date **10-Jan-24**

Distance **0.55km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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