## 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

33/4 Wests Road, Maribyrnong Vic 3032

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au	/underauctina
of the meaning of this price see consumer.vie.gov.au	underguoting

Single price \$420,000

#### Median sale price

Median price	\$438,000	Pro	operty Type Unit	:	S	Suburb	Maribyrnong
Period - From	03/04/2024	to	02/04/2025	Sou	irce F	Property	/ Data

## 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.

Ado	dress of comparable property	Price	Date of sale
1	29/4 Wests Rd MARIBYRNONG 3032	\$435,000	10/12/2024
2	4/52 Wests Rd MARIBYRNONG 3032	\$420,000	06/12/2024
3	403/68 Wests Rd MARIBYRNONG 3032	\$438,000	15/10/2024

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:

03/04/2025 10:30









**Property Type:** Agent Comments Indicative Selling Price \$420,000 Median Unit Price 03/04/2024 - 02/04/2025: \$438,000

# **Comparable Properties**

29/4 Wests Rd MARIBYRNONG 3032 (REI) 2 2 2 1 Price: \$435,000 Method: Private Sale Date: 10/12/2024 Property Type: Apartment	Agent Comments
4/52 Wests Rd MARIBYRNONG 3032 (REI) 2 1 0 1 Price: \$420,000 Method: Sold Before Auction Date: 06/12/2024 Rooms: 3 Property Type: Townhouse (Res)	Agent Comments
403/68 Wests Rd MARIBYRNONG 3032 (REI) 2 2 2 1 Price: \$438,000 Method: Private Sale Date: 15/10/2024 Property Type: Apartment	Agent Comments

## Account - Biggin & Scott | P: 03 9317 5577



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