

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/underquoting

Single price

\$420,000

Median sale price

Median price

\$438,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

03/04/2024

to

02/04/2025

Source

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.

| | Address 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)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 10/12/2024
Property Type: Apartment



4/52 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$420,000
Method: Sold Before Auction
Date: 06/12/2024
Rooms: 3
Property Type: Townhouse (Res)



403/68 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$438,000
Method: Private Sale
Date: 15/10/2024
Property Type: Apartment