

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

2/2 Wests Road Maribyrnong VIC 3032

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2018

to

31 Aug 2019

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

3/43 Wattle Road Maidstone VIC 3012	\$540,000	14-Jul-19
210/68 Wests Road Maribyrnong VIC 3032	\$515,000	06-May-19
9/25 Bellavista Drive Avondale Heights VIC 3034	\$519,000	02-Jul-19

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: 17 September 2019



3/43 Wattle Road Maidstone VIC 3012

2 2 1

Sold Price

\$540,000

Sold Date

14-Jul-19

Distance

0.34km



210/68 Wests Road Maribyrnong VIC 3032

2 2 1

Sold Price

\$515,000

Sold Date

06-May-19

Distance

0.48km



9/25 Bellavista Drive Avondale Heights VIC 3034

2 2 1

Sold Price

^{RS} **\$519,000**

Sold Date

02-Jul-19

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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