

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

1114/72 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$527,000 Property Type Unit Suburb Maribyrnong

Period - From 28/09/2022 to 27/09/2023 Source REIV

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	22/2 Horizon Dr MARIBYRNONG 3032	\$385,000	23/06/2023
2	102B/2 Wests Rd MARIBYRNONG 3032	\$360,000	19/05/2023
3	3/4 Crefden St MAIDSTONE 3012	\$352,500	28/06/2023

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:

28/09/2023 14:37



1 1 1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

28/09/2022 - 27/09/2023: \$527,000

Comparable Properties



22/2 Horizon Dr MARIBYRNONG 3032 (REI/VG) Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 23/06/2023

Property Type: Unit

102B/2 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

1 1 1

Price: \$360,000

Method: Private Sale

Date: 19/05/2023

Property Type: Unit



3/4 Crefden St MAIDSTONE 3012 (REI/VG)

Agent Comments

1 1 1

Price: \$352,500

Method: Private Sale

Date: 28/06/2023

Property Type: Apartment