

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

45/4 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Nov 2023

to

31 Oct 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

403/68 WESTS ROAD MARIBYRNONG VIC 3032	\$438,000	02-Oct-24
34/4 WESTS ROAD MARIBYRNONG VIC 3032	\$425,000	25-Sep-24
43/4 WESTS ROAD MARIBYRNONG VIC 3032	\$400,000	23-Sep-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: 30 November 2024

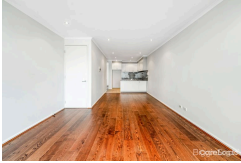


**403/68 WESTS ROAD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$438,000** Sold Date **02-Oct-24**

Distance **0.38km**



**34/4 WESTS ROAD
MARIBYRNONG VIC 3032**

2 2 -

Sold Price **\$425,000** Sold Date **25-Sep-24**

Distance **0km**



**43/4 WESTS ROAD
MARIBYRNONG VIC 3032**

2 2 -

Sold Price **\$400,000** Sold Date **23-Sep-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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