

STATEMENT OF INFORMATION

104/64 WESTS ROAD, MARIBYRNONG, VIC 3032

PREPARED BY JOE BONIFAZIO, THE HOPKINS GROUP, PHONE: 0425859943



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



104/64 WESTS ROAD, MARIBYRNONG, VIC 🕮 1 😂 1

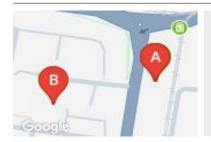
Indicative Selling Price

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

Single Price: \$365,000

Provided by: Joe Bonifazio, The Hopkins Group

MEDIAN SALE PRICE



MARIBYRNONG, VIC, 3032

Suburb Median Sale Price (Unit)

\$481,500

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



311/72 WESTS RD, MARIBYRNONG, VIC 3032







Sale Price

\$368,000

Sale Date: 28/10/2024

Distance from Property: 0m





217/5 ORDNANCE RES, MARIBYRNONG, VIC







Sale Price

\$361,000

Sale Date: 04/06/2024

Distance from Property: 171m





606/72 WESTS RD, MARIBYRNONG, VIC 3032







Sale Price

\$380,000

Sale Date: 03/06/2024

Distance from Property: 0m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	
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Indicative selling price

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Median sale price

Median price	\$481,500	Property type	Unit	Suburb	MARIBYRNONG
Period	01 January 2024 to 31 December 2024		Source	t	oricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
311/72 WESTS RD, MARIBYRNONG, VIC 3032	\$368,000	28/10/2024
217/5 ORDNANCE RES, MARIBYRNONG, VIC 3032	\$361,000	04/06/2024
606/72 WESTS RD, MARIBYRNONG, VIC 3032	\$380,000	03/06/2024

This Statement of Information was prepared on:

30/01/2025

