

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

14/4 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2023

to

31 Jan 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

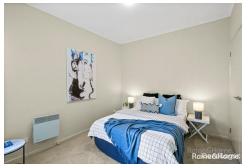
Date of sale

88 BLAIR STREET MARIBYRNONG VIC 3032	\$570,000	07-Oct-23
7/58 MIDDLE ROAD MARIBYRNONG VIC 3032	\$592,500	24-Dec-23
39 CREFDEN STREET MAIDSTONE VIC 3012	\$590,000	09-Sep-23

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: 21 February 2024



88 BLAIR STREET MARIBYRNONG VIC 3032

Sold Price

\$570,000

Sold Date

07-Oct-23

3

2

1

Distance

0.24km



7/58 MIDDLE ROAD MARIBYRNONG VIC 3032

Sold Price

^{RS} **\$592,500** ^{UN}

Sold Date

24-Dec-23

3

1

-

Distance

1.08km



39 CREFDEN STREET MAIDSTONE VIC 3012

Sold Price

\$590,000

Sold Date

09-Sep-23

3

1

1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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