

# 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 606/72 Wests Road, Maribyrnong, Victoria, 3032

### Indicative selling price

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

Single price \$ or range between \$ 370,000 & \$ 390,000

### Median sale price

Median price \$489,500 Property type Unit Suburb MARIBYRNONG  
Period - From 01.04.2023 to 31.03.2024 Source PRICEFINDER

### 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 1008/72 Wests Road, Maribyrnong	\$380,000	30.11.2023
2		
3		

This Statement of Information was prepared on: 8 April 2024