

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

507/64 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

\$299,000

&

\$328,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2022

to

31 Jan 2023

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

6/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$325,000	16-Sep-22
308/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$320,000	05-Nov-22
1/59 THE ESPLANADE MARIBYRNONG VIC 3032	\$305,000	19-Oct-22

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: 07 February 2023

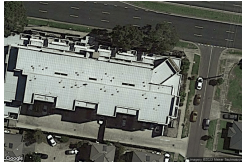


**6/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$325,000** Sold Date **16-Sep-22**

Distance **2.21km**



**308/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$320,000** Sold Date **05-Nov-22**

Distance **2.21km**



**1/59 THE ESPLANADE
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$305,000** Sold Date **19-Oct-22**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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