

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

201b/2 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$350,000

&

\$370,000

Median sale price

Median price

\$528,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/07/2022

to

30/06/2023

Source

REIV

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 | 102B/2 Wests Rd MARIBYRNONG 3032 | \$360,000 | 19/05/2023 |
| 2 | | | |
| 3 | | | |

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 six months.

This Statement of Information was prepared on:

04/09/2023 19:02



Property Type:
Agent Comments

Indicative Selling Price
\$350,000 - \$370,000
Median Unit Price
Year ending June 2023: \$528,500

Comparable Properties

102B/2 Wests Rd MARIBYRNONG 3032 (REI/VG) Agent Comments



Price: \$360,000
Method: Private Sale
Date: 19/05/2023
Property Type: Unit

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 six months.