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

205/68 Wests Road, Maribyrnong Vic 3032

Indicative selling price

For the meaning o	of this price s	ee consumer.vic.ac	ov.au/underquoting
i or the mouning t			viaa, anaoi quoting

Single price \$535,000

Median sale price

Median price	\$517,500	Pro	perty Type Uni	t	Suburb	Maribyrnong
Period - From	20/11/2019	to	19/11/2020	Sou	rce 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.

Add	dress of comparable property	Price	Date of sale
1	2/41 Pridham St MARIBYRNONG 3032	\$535,000	21/03/2020
2	403/64 Wests Rd MARIBYRNONG 3032	\$535,000	25/02/2020
3	112/4 La Scala Av MARIBYRNONG 3032	\$495,000	29/02/2020

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:

20/11/2020 11:11



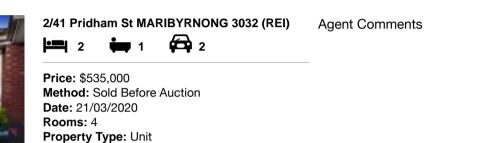




Property Type: Agent Comments Indicative Selling Price \$535,000 Median Unit Price 20/11/2019 - 19/11/2020: \$517,500

Comparable Properties







403/64 Wests Rd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$535,000 Method: Private Sale Date: 25/02/2020 Property Type: Apartment



112/4 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$495,000 Method: Private Sale Date: 29/02/2020 Rooms: 4 Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.