

# 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 of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$535,000

### Median sale price

Median price

\$517,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

20/11/2019

to

19/11/2020

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	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



**2/41 Pridham St MARIBYRNONG 3032 (REI)**

Agent Comments

2 1 2

**Price:** \$535,000  
**Method:** Sold Before Auction  
**Date:** 21/03/2020  
**Rooms:** 4  
**Property Type:** Unit



**403/64 Wests Rd MARIBYRNONG 3032 (REI)**

Agent Comments

2 2 1

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



**112/4 La Scala Av MARIBYRNONG 3032 (REI)**

Agent Comments

2 2 1

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