

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

33/4 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$435,800

Property Type Unit

Suburb Maribyrnong

Period - From 09/01/2024

to 08/01/2025

Source Property Data

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	4/52 Wests Rd MARIBYRNONG 3032	\$420,000	06/12/2024
2	34/4 Wests Rd MARIBYRNONG 3032	\$425,000	02/10/2024
3	402/8 Horizon Dr MARIBYRNONG 3032	\$440,000	20/09/2024

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:

09/01/2025 11:17



Property Type:
Agent Comments

Indicative Selling Price
\$425,000
Median Unit Price
09/01/2024 - 08/01/2025: \$435,800

Comparable Properties



4/52 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$420,000
Method: Sold Before Auction
Date: 06/12/2024
Rooms: 3
Property Type: Townhouse (Res)



34/4 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 02/10/2024
Property Type: Apartment



402/8 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 20/09/2024
Property Type: Apartment

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