## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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	33/4 Wests Road, Maribyrnong Vic 3032
Including suburb and	, -
postcode	

#### 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	Pro	pperty Type Ui	nit		Suburb	Maribyrnong
Period - From	09/01/2024	to	08/01/2025	s	ource	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

Add	dress 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 comparableproperties 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)

Price: \$420,000

Method: Sold Before Auction

Date: 06/12/2024

Rooms: 3

Property Type: Townhouse (Res)

**Agent Comments** 



34/4 Wests Rd MARIBYRNONG 3032 (REI)

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**Agent Comments** 

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

Property Type: Apartment



402/8 Horizon Dr MARIBYRNONG 3032 (REI)



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

Property Type: Apartment

**Agent Comments** 

Account - Biggin & Scott | P: 03 9317 5577





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