

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

53 WESTS ROAD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

80 BLAIR STREET MARIBYRNONG VIC 3032	\$640,000	03-Jun-24
18 RIBBONY WALK MARIBYRNONG VIC 3032	\$640,000	31-Jul-24
11 RIMFIRE WALK MARIBYRNONG VIC 3032	\$685,000	08-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 02 December 2024



80 BLAIR STREET MARIBYRNONG
VIC 3032

 3  2  1

Sold Price

\$640,000

Sold Date

03-Jun-24

Distance

0.14km



18 RIBBONY WALK MARIBYRNONG
VIC 3032

 3  2  2

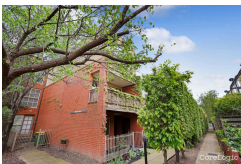
Sold Price

Sold Date

31-Jul-24

Distance

0.07km



11 RIMFIRE WALK MARIBYRNONG
VIC 3032

 3  2  2

Sold Price

\$685,000

Sold Date

08-Oct-24

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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