

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	P	ro	pert	y off	ferec	l fo	or sa	le
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Address	48/4 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 \$409,000

Median sale price

Median price	\$474,250	Hou	se	Unit	Х	Suburb	Maribyrnong
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

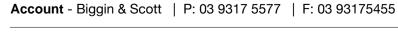
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	18/15 Eucalyptus Dr MAIDSTONE 3012	\$430,000	09/10/2018
2	1/10 Newstead St MARIBYRNONG 3032	\$400,000	22/09/2018
3	1/6 Crefden St MAIDSTONE 3012	\$390,000	27/11/2018

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.







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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$409,000 **Median Unit Price** December quarter 2018: \$474,250

Comparable Properties



18/15 Eucalyptus Dr MAIDSTONE 3012 (REI)

Price: \$430,000 Method: Private Sale Date: 09/10/2018

Rooms: 6

Property Type: Apartment

Agent Comments



1/10 Newstead St MARIBYRNONG 3032 (REI)

Price: \$400,000 Method: Auction Sale Date: 22/09/2018

Rooms: -

Property Type: Apartment

Agent Comments



1/6 Crefden St MAIDSTONE 3012 (REI)

Price: \$390.000 Method: Private Sale Date: 27/11/2018

Rooms: 4

Property Type: Apartment

Agent Comments

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





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