



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

48/4 Wests Road, Maribyrnong Vic 3032

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

House

Unit

X

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.

	Address 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.~~



2 2 1

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) **Agent Comments**

2 2 1

Price: \$430,000
Method: Private Sale
Date: 09/10/2018
Rooms: 6
Property Type: Apartment



1/10 Newstead St MARIBYRNONG 3032 (REI) **Agent Comments**

2 1 1

Price: \$400,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: Apartment



1/6 Crefden St MAIDSTONE 3012 (REI) **Agent Comments**

2 1 1

Price: \$390,000
Method: Private Sale
Date: 27/11/2018
Rooms: 4
Property Type: Apartment