

# 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

4/4 Wests Road, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$670,000

### Median sale price

Median price

\$695,000

Property Type

Townhouse

Suburb

Maribyrnong

Period - From

06/10/2021

to

05/10/2022

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	77 Ulmara Pwy MAIDSTONE 3012	\$670,000	10/09/2022
2	33 Gatehouse PI MARIBYRNONG 3032	\$665,000	06/08/2022
3	22 Wests Rd MARIBYRNONG 3032	\$660,000	09/04/2022

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:

06/10/2022 10:07



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$670,000  
**Median Townhouse Price**  
06/10/2021 - 05/10/2022: \$695,000

## Comparable Properties



**77 Ulmara Pwy MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 10/09/2022  
**Property Type:** Townhouse (Res)



**33 Gatehouse PI MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$665,000  
**Method:** Auction Sale  
**Date:** 06/08/2022  
**Property Type:** Apartment



**22 Wests Rd MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 09/04/2022  
**Property Type:** Townhouse (Res)

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