## 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	4/4 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 \$670,000

### Median sale price

Median price \$695,000	Pro	operty Type To	wnhouse		Suburb	Maribyrnong
Period - From 06/10/2021	to	05/10/2022	Sou	urce	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

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 comparableproperties 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





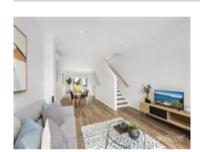




**Property Type: Agent Comments** 

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

# Comparable Properties



77 Ulmara Pwy MAIDSTONE 3012 (REI)

Price: \$670,000 Method: Auction Sale Date: 10/09/2022

Property Type: Townhouse (Res)

**Agent Comments** 



33 Gatehouse PI MARIBYRNONG 3032 (REI)



Price: \$665,000 Method: Auction Sale Date: 06/08/2022

Property Type: Apartment

Agent Comments



22 Wests Rd MARIBYRNONG 3032 (REI)

Price: \$660.000 Method: Auction Sale Date: 09/04/2022

Property Type: Townhouse (Res)

Agent Comments

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



