

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

406/64 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2022

to

31 Aug 2023

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

804/68 WESTS ROAD MARIBYRNONG VIC 3032	\$520,000	04-Apr-23
610/72 WESTS ROAD MARIBYRNONG VIC 3032	\$519,000	23-Aug-23
410/72 WESTS ROAD MARIBYRNONG VIC 3032	\$530,000	07-Sep-23

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.~~

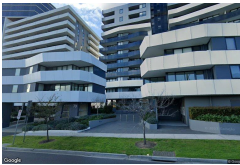
This Statement of Information was prepared on: 24 October 2023

**804/68 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price **\$520,000** Sold Date **04-Apr-23**Distance **0km****610/72 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price **\$519,000** Sold Date **23-Aug-23**Distance **0km****410/72 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price ^{RS} **\$530,000** Sold Date **07-Sep-23**Distance **0km****RS** = Recent sale**UN** = Undisclosed Sale

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