

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

302/72 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$977,000

Property type

Other

Suburb

Maribyrnong

Period-from

01 Jan 2019

to

31 Dec 2019

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

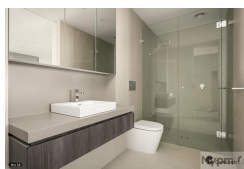
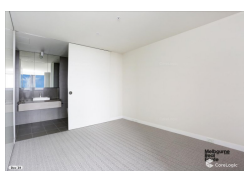
Date of sale

1111/72 Wests Road Maribyrnong VIC 3032	\$410,000	14-May-19
705/72 Wests Road Maribyrnong VIC 3032	\$412,000	30-Jun-19
811/72 Wests Road Maribyrnong VIC 3032	\$399,000	21-Oct-19

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: 17 January 2020

	111/72 Wests Road Maribyrnong VIC 3032  1  1  1	Sold Price	\$410,000	Sold Date	14-May-19
				Distance	-
	705/72 Wests Road Maribyrnong VIC 3032  1  1  1	Sold Price	\$412,000	Sold Date	30-Jun-19
				Distance	-
	811/72 Wests Road Maribyrnong VIC 3032  1  1  1	Sold Price	\$399,000	Sold Date	21-Oct-19
				Distance	-

RS = Recent sale

UN = Undisclosed Sale

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