

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

302b/2 Wests Road, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$552,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/04/2021

to

31/03/2022

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	209/72 Wests Rd MARIBYRNONG 3032	\$510,000	23/08/2021
2	1204B/2 Wests Rd MARIBYRNONG 3032	\$487,000	19/04/2021
3	5/16 Wests Rd MARIBYRNONG 3032	\$480,000	10/03/2022

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:

19/04/2022 10:16



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Property Type: Apartment

Agent Comments

JM Lim

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Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

Year ending March 2022: \$552,000

Comparable Properties

209/72 Wests Rd MARIBYRNONG 3032 (VG)

Agent Comments

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Price: \$510,000

Method: Sale

Date: 23/08/2021

Property Type: Strata Unit/Flat

1204B/2 Wests Rd MARIBYRNONG 3032 (VG)

Agent Comments

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Price: \$487,000

Method: Sale

Date: 19/04/2021

Property Type: Strata Unit/Flat



5/16 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments

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Price: \$480,000

Method: Private Sale

Date: 10/03/2022

Property Type: Apartment