

## 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

G01/62 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2023

to

31 Mar 2024

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

311/68 WESTS ROAD MARIBYRNONG VIC 3032	\$320,000	15-Jan-24
G16/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$320,000	01-Feb-24
7/24 MIDDLE ROAD MARIBYRNONG VIC 3032	\$302,500	12-Feb-24

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: 30 April 2024

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**311/68 WESTS ROAD  
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$320,000** Sold Date **15-Jan-24**

Distance **0km**



**G16/45 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price Sold Date **01-Feb-24**

Distance **1.92km**



**7/24 MIDDLE ROAD  
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price <sup>RS</sup> **\$302,500** Sold Date **12-Feb-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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