

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

26/4 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,049

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jan 2024

to

31 Dec 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

13/4 WESTS ROAD MARIBYRNONG VIC 3032	\$665,000	04-Oct-24
29/4 WESTS ROAD MARIBYRNONG VIC 3032	\$435,000	10-Dec-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: 29 January 2025



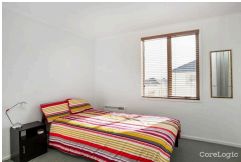
13/4 WESTS ROAD MARIBYRNONG Sold Price

\$665,000 Sold Date **04-Oct-24**

VIC 3032

 3  2  2

Distance **0km**



29/4 WESTS ROAD
MARIBYRNONG VIC 3032

Sold Price

^{RS} **\$435,000** Sold Date **10-Dec-24**

 2  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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