

# 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

60 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)

Range between

\$740,000

&

\$780,000

### Median sale price

Median price

\$674,000

Property Type

Townhouse

Suburb

Maribyrnong

Period - From

29/03/2021

to

28/03/2022

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	1/2 Barb St MARIBYRNONG 3032	\$785,000	23/10/2021
2	12/39 Warrs Rd MARIBYRNONG 3032	\$760,000	03/11/2021
3	2 Parade Sq MARIBYRNONG 3032	\$745,000	19/02/2022

**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:

29/03/2022 15:43



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$740,000 - \$780,000

**Median Townhouse Price**

29/03/2021 - 28/03/2022: \$674,000

## Comparable Properties

**1/2 Barb St MARIBYRNONG 3032 (REI)**

Agent Comments

3 2 2

**Price:** \$785,000

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** Townhouse (Res)



**12/39 Warrs Rd MARIBYRNONG 3032 (REI)**

Agent Comments

3 2 2

**Price:** \$760,000

**Method:** Private Sale

**Date:** 03/11/2021

**Property Type:** Townhouse (Single)

**2 Parade Sq MARIBYRNONG 3032 (REI)**

Agent Comments

3 2 1

**Price:** \$745,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** House (Res)