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

401/68 Wests Road, Maribyrnong Vic 3032

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|----------|-------------|--|
| Range betweer | \$390,000 | | & | | \$425,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$435,000 | Pro | operty Type | Unit | | | Suburb | Maribyrnong | |
| Period - From | 11/12/2023 | to | 10/12/2024 | | So | urce | Property | / Data | |

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.

| Ad | dress of comparable property | Price | Date of sale |
|----|----------------------------------|-----------|--------------|
| 1 | 29/4 Wests Rd MARIBYRNONG 3032 | \$435,000 | 10/12/2024 |
| 2 | 403/68 Wests Rd MARIBYRNONG 3032 | \$438,000 | 15/10/2024 |
| 3 | 34/4 Wests Rd MARIBYRNONG 3032 | \$425,000 | 02/10/2024 |

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:

11/12/2024 20:02





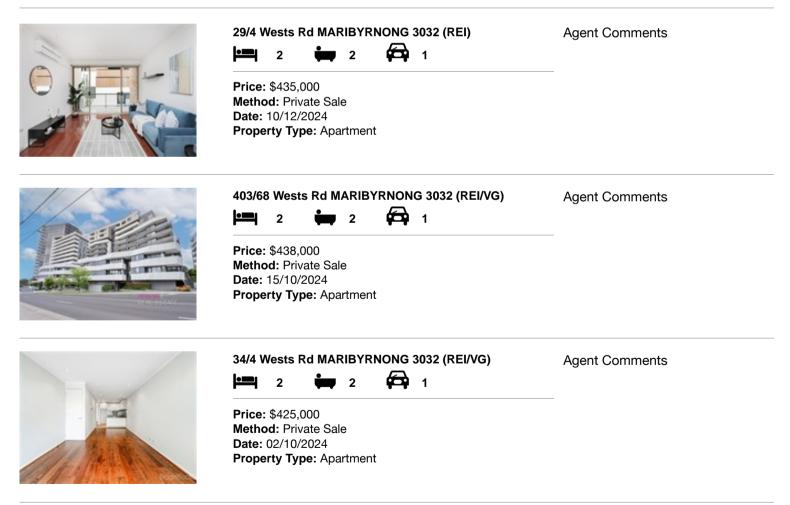




Property Type: Apartment Agent Comments

Indicative Selling Price \$390,000 - \$425,000 Median Unit Price 11/12/2023 - 10/12/2024: \$435,000

Comparable Properties



Account - Little Real Estate | P: 07 3037 0255



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