

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$425,000

### Median sale price

Median price \$435,000 Property Type Unit Suburb Maribyrnong

Period - From 11/12/2023 to 10/12/2024 Source 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.

	Address 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



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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



29/4 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments

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Price: \$435,000

Method: Private Sale

Date: 10/12/2024

Property Type: Apartment



403/68 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

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Price: \$438,000

Method: Private Sale

Date: 15/10/2024

Property Type: Apartment



34/4 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

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Price: \$425,000

Method: Private Sale

Date: 02/10/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255