

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

802/68 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,049

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Oct 2023

to

30 Sep 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

211/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$555,000	03-Sep-24
607/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$562,000	12-Aug-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: 24 October 2024

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211/88 LA SCALA AVENUE
MARIBYRNONG VIC 3032

Sold Price

\$555,000

Sold Date **03-Sep-24**

 2  2  1

Distance **1.65km**



607/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032

Sold Price

\$562,000

Sold Date **12-Aug-24**

 2  2  1

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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