

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

2/61 Wests Road, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000 & \$420,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

22/04/2020

to

21/04/2021

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	52/4 Wests Rd MARIBYRNONG 3032	\$430,000	26/03/2021
2	102/77 Village Way MARIBYRNONG 3032	\$418,000	22/03/2021
3	3/2 Crefden St MAIDSTONE 3012	\$398,000	17/04/2021

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:

22/04/2021 17:01



2 1 2

Rooms: 4
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$390,000 - \$420,000

Median Unit Price
 22/04/2020 - 21/04/2021: \$525,000

Comparable Properties



52/4 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$430,000
Method: Private Sale
Date: 26/03/2021
Property Type: Apartment



102/77 Village Way MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$418,000
Method: Private Sale
Date: 22/03/2021
Property Type: Apartment



3/2 Crefden St MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$398,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Apartment