

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

409/68 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2024

to

28 Feb 2025

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

114/64 WESTS ROAD MARIBYRNONG VIC 3032	\$450,000	23-Sep-24
1004/72 WESTS ROAD MARIBYRNONG VIC 3032	\$485,000	09-Dec-24
207/11 HORIZON DRIVE MARIBYRNONG VIC 3032	\$480,000	14-Oct-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: 19 March 2025


**114/64 WESTS ROAD
MARIBYRNONG VIC 3032**

2 2 1

 Sold Price **\$450,000** Sold Date **23-Sep-24**

 Distance **0km**

**1004/72 WESTS ROAD
MARIBYRNONG VIC 3032**

2 2 1

 Sold Price **\$485,000** Sold Date **09-Dec-24**

 Distance **0km**

**207/11 HORIZON DRIVE
MARIBYRNONG VIC 3032**

2 2 -

 Sold Price **\$480,000** Sold Date **14-Oct-24**

 Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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