

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

1111B/2 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

\$350,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2023

to

31 Mar 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

102B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$360,000	19-May-23
201B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$365,000	28-Sep-23
408B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$345,000	10-Jun-23

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: 11 April 2024



**102B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

🛏️ 1 🚿 1 🚗 1

Sold Price **\$360,000** Sold Date **19-May-23**

Distance **0.11km**



**201B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price **\$365,000** Sold Date **28-Sep-23**

Distance **0.11km**



**408B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price **\$345,000** Sold Date **10-Jun-23**

Distance **0.11km**



**511/68 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price **\$346,000** Sold Date **06-Sep-23**

Distance **0.37km**



**202/72 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price - Sold Date **07-Sep-23**

Distance **0.37km**



**207/64 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price **\$312,500** Sold Date **25-Sep-23**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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**409/64 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$342,800** Sold Date **15-Jan-24**

Distance **0.37km**



**102/66 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$285,000** Sold Date **26-Jan-24**

Distance **0.37km**



**311/68 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$320,000** Sold Date **15-Jan-24**

Distance **0.37km**



**611/68 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$335,000** Sold Date **09-Oct-23**

Distance **0.37km**



**314/72 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$345,000** Sold Date **13-Apr-23**

Distance **0.37km**



**411/72 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price - Sold Date **28-Feb-23**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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**602/72 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price **\$2,169,507** Sold Date **07-Sep-23**

Distance **0.37km**



**1002/72 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price Sold Date **07-Sep-23**

Distance **0.37km**



**1102/72 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price Sold Date **07-Sep-23**

Distance **0.37km**



**1114/72 WESTS ROAD
MARIBYRNONG VIC 3032**

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Sold Price **\$370,000** Sold Date **13-Oct-23**

Distance **0.44km**



**2/4 CREFDEN STREET MAIDSTONE
VIC 3012**

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Sold Price **\$355,000** Sold Date **09-Dec-23**

Distance **0.92km**



**31/2 HORIZON DRIVE
MARIBYRNONG VIC 3032**

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Sold Price Sold Date **06-Feb-23**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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Jim Dandris

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3/4 CREFDEN STREET MAIDSTONE Sold Price
VIC 3012

\$352,500 Sold Date **18-Jun-23**

 1  1  1

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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