

#### 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	47/4 Wests Road, Maribyrnong Vic 3032
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$415,000

#### Median sale price

Median price	\$515,000	Hou	se	Unit	Х	Suburb	Maribyrnong
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

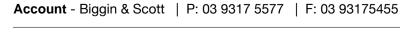
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	33/8 Crefden St MAIDSTONE 3012	\$420,000	31/01/2019
2	8/4 La Scala Av MARIBYRNONG 3032	\$420,000	24/01/2019
3	411/54 La Scala Av MARIBYRNONG 3032	\$415,000	21/03/2019

#### 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.







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Rooms:

**Property Type:** Apartment Agent Comments

Indicative Selling Price \$415,000 Median Unit Price Year ending March 2019: \$515,000

# Comparable Properties



33/8 Crefden St MAIDSTONE 3012 (REI)

4 2

**—** 2

**6** 1

Agent Comments

Price: \$420,000 Method: Private Sale Date: 31/01/2019

Rooms: -

Property Type: Apartment



8/4 La Scala Av MARIBYRNONG 3032 (REI)

**-** 1 🙈

**Price:** \$420,000 **Method:** Private Sale **Date:** 24/01/2019

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Land Size: 59 sqm approx





411/54 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

**—** 2

**i** 

Price: \$415,000 Method: Private Sale Date: 21/03/2019

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Land Size: 61.80 sqm approx

**Account** - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





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