



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

47/4 Wests Road, Maribyrnong Vic 3032

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

House

Unit

X

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.

	Address 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.~~



2
 2
 1

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)

Agent Comments

2
 2
 1

Price: \$420,000
Method: Private Sale
Date: 31/01/2019
Rooms: -
Property Type: Apartment



8/4 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2
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 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
 1
 1

Price: \$415,000
Method: Private Sale
Date: 21/03/2019
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)
Land Size: 61.80 sqm approx