

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$335,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Aug 2023

to

31 Jul 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

319/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$342,000	10-Jul-24
18/17 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$345,000	07-Jun-24
307/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$355,000	19-Apr-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: 10 August 2024



**319/45 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

<sup>RS</sup>

**\$342,000**

Sold Date

**10-Jul-24**

Distance

**1.65km**



**18/17 EUCALYPTUS DRIVE  
MAIDSTONE VIC 3012**

1 1 1

Sold Price

<sup>RS</sup>

**\$345,000**

Sold Date

**07-Jun-24**

Distance

**0.91km**



**307/90 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

**\$355,000**

Sold Date

**19-Apr-24**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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