

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

2/4 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$683,500 Property Type Townhouse Suburb Maribyrnong

Period - From 20/03/2024 to 19/03/2025 Source Property Data

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	10/10 Horizon Dr MARIBYRNONG 3032	\$680,000	15/11/2024
2	13/4 West Rd MARIBYRNONG 3032	\$665,000	10/10/2024
3	11 Rimfire Wlk MARIBYRNONG 3032	\$685,000	08/10/2024

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.~~

This Statement of Information was prepared on: 20/03/2025 11:25



Rooms: 7

Property Type: Townhouse

Agent Comments

Comparable Properties



10/10 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 15/11/2024

Property Type: Apartment



13/4 West Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 10/10/2024

Property Type: Townhouse (Single)



11 Rimfire Wik MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 08/10/2024

Property Type: Townhouse (Single)

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