

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

303B/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

\$475,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2024

to

28 Feb 2025

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

105/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$515,000	21-Nov-24
106/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$525,000	21-Feb-25
105/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$505,000	25-Oct-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: 16 March 2025


**105/8 HORIZON DRIVE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

\$515,000

 Sold Date **21-Nov-24**

 Distance **0.98km**

**106/60 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

2 2 -

Sold Price

^{RS} **\$525,000**

 Sold Date **21-Feb-25**

 Distance **1.63km**

**105/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

\$505,000

 Sold Date **25-Oct-24**

 Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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