

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

401/68 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

\$425,000

&

\$467,000

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

102/62 WESTS ROAD MARIBYRNONG VIC 3032	\$441,000	14-Sep-24
114/64 WESTS ROAD MARIBYRNONG VIC 3032	\$450,000	23-Sep-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.

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**102/62 WESTS ROAD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$441,000** Sold Date **14-Sep-24**

Distance **0km**



**114/64 WESTS ROAD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$450,000** Sold Date **23-Sep-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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