

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

413/72 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

\$345,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jun 2024

to

31 May 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

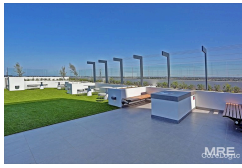
Date of sale

| | | |
|--|-----------|-----------|
| 712/72 WESTS ROAD MARIBYRNONG VIC 3032 | \$375,000 | 04-Feb-25 |
| 311/72 WESTS ROAD MARIBYRNONG VIC 3032 | \$368,000 | 28-Oct-24 |
| 209B/2 WESTS ROAD MARIBYRNONG VIC 3032 | \$340,000 | 17-Apr-25 |

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: 24 June 2025



**712/72 WESTS ROAD
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$375,000** Sold Date **04-Feb-25**

Distance **0km**

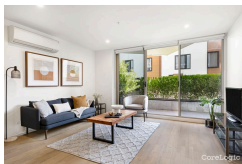


**311/72 WESTS ROAD
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$368,000** Sold Date **28-Oct-24**

Distance **0km**



**209B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$340,000** Sold Date **17-Apr-25**

Distance **0.46km**

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

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