

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

501/7 SLOANE STREET 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

\$500,000

&

\$550,000

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

207B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$545,000	19-Nov-24
202/64 WESTS ROAD MARIBYRNONG VIC 3032	\$515,000	27-Jan-24
205/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$530,000	28-Aug-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: 22 June 2025


**207B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

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 Sold Price **\$545,000** Sold Date **19-Nov-24**

 Distance **0.25km**

**202/64 WESTS ROAD
MARIBYRNONG VIC 3032**

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 Sold Price **\$515,000** Sold Date **27-Jan-24**

 Distance **0.52km**

**205/8 HORIZON DRIVE
MARIBYRNONG VIC 3032**

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 Sold Price **\$530,000** Sold Date **28-Aug-24**

 Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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