

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

712/72 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$375,000 & \$395,000

Median sale price

Median price \$537,000 Property Type Unit Suburb Maribyrnong

Period - From 01/07/2024 to 30/09/2024 Source REIV

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	311/72 Wests Rd MARIBYRNONG 3032	\$368,000	28/10/2024
2	302/72 Wests Rd MARIBYRNONG 3032	\$412,500	23/07/2024
3	606/72 Wests Rd MARIBYRNONG 3032	\$380,000	07/06/2024

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:

04/12/2024 10:14



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$375,000 - \$395,000

Median Unit Price

September quarter 2024: \$537,000

Comparable Properties



311/72 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

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Price: \$368,000

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment



302/72 Wests Rd MARIBYRNONG 3032 (VG)

Agent Comments

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Price: \$412,500

Method: Sale

Date: 23/07/2024

Property Type: Strata Unit/Flat



606/72 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

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Price: \$380,000

Method: Private Sale

Date: 07/06/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951