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

209/64 Wests Road, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$320,000		&		\$350,000					
Median sale pr	rice									
Median price	\$441,000	Pro	operty Type	Unit			Suburb	Maribyrnong		
Period - From	23/04/2024	to	22/04/2025		So	urce	Property	/ Data		

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.

Ad	dress of comparable property	Price	Date of sale
1	712/72 Wests Rd MARIBYRNONG 3032	\$375,000	04/02/2025
2	1010B/2 Wests Rd MARIBYRNONG 3032	\$330,000	15/01/2025
3	311/72 Wests Rd MARIBYRNONG 3032	\$368,000	28/10/2024

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:

23/04/2025 13:41





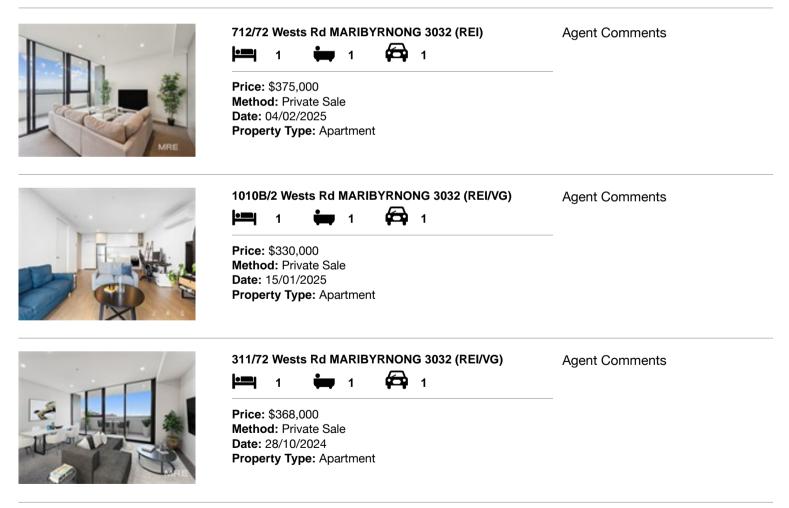




Property Type: Apartment Agent Comments

Indicative Selling Price \$320,000 - \$350,000 Median Unit Price 23/04/2024 - 22/04/2025: \$441,000

Comparable Properties



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



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