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	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$330,000		&		\$360,000			
Median sale pr	rice							
Median price	\$500,000	Pro	operty Type	Unit			Suburb	Maribyrnong
Period - From	11/04/2023	to	10/04/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1114/72 Wests Rd MARIBYRNONG 3032	\$370,000	13/10/2023
2	406/11 Horizon Dr MARIBYRNONG 3032	\$350,000	15/01/2024
3	409/64 Wests Rd MARIBYRNONG 3032	\$342,800	15/01/2024

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:

11/04/2024 21:53









Property Type: Apartment Agent Comments

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price 11/04/2023 - 10/04/2024: \$500,000

Comparable Properties



1114/72 Wests Rd MARIBYRNONG 3032 (REI/VG)



Price: \$370,000 Method: Private Sale Date: 13/10/2023 Property Type: Apartment Agent Comments

Agent Comments



406/11 Horizon Dr MARIBYRNONG 3032 (REI/VG)

Price: \$350,000 Method: Private Sale Date: 15/01/2024 Property Type: Unit

409/64 Wests Rd MARIBYRNONG 3032 (VG)

Agent Comments



Price: \$342,800 Method: Sale Date: 15/01/2024 Property Type: Strata Unit/Flat

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



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