

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$320,000 & \$350,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Maribyrnong

Period - From 04/06/2023 to 03/06/2024 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	409/64 Wests Rd MARIBYRNONG 3032	\$342,800	15/01/2024
2	311/68 Wests Rd MARIBYRNONG 3032	\$320,000	15/01/2024
3	311/68 Wests Rd MARIBYRNONG 3032	\$320,000	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: 04/06/2024 17:31



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$320,000 - \$350,000

**Median Unit Price**

04/06/2023 - 03/06/2024: \$500,000

## Comparable Properties

409/64 Wests Rd MARIBYRNONG 3032 (VG)

Agent Comments

 1  -  -

**Price:** \$342,800

**Method:** Sale

**Date:** 15/01/2024

**Property Type:** Strata Unit/Flat

311/68 Wests Rd MARIBYRNONG 3032 (VG)

Agent Comments

 1  -  -

**Price:** \$320,000

**Method:** Sale

**Date:** 15/01/2024

**Property Type:** Strata Unit/Flat

311/68 Wests Rd MARIBYRNONG 3032 (VG)

Agent Comments

 1  -  -

**Price:** \$320,000

**Method:** Sale

**Date:** 15/01/2024

**Property Type:** Strata Unit/Flat

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