



Statement of Information

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

203B/2 WESTS ROAD MARIBYRNONG 3032

Indicative selling price

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

Single Price

\$557,000

or Range Between

&

Median sale price

Median price

\$469,000

2 bedroom unit

Suburb

Maribyrnong 3032

Period - From

January 2024

to

December 2024

Source

domain.com.au

Comparable property sales

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 Sold	Date of sale
207B/2 Wests Road, Maribyrnong 3032	\$545,000	10/12/2024
309/2 La Scala Avenue, Maribyrnong 3032	\$550,000	12/12/2024
307/2 La Scala Avenue, Maribyrnong 3032	\$483,000	17/12/2024