

## 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

507/64 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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 6 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

405/64 Wests Road Maribyrnong VIC 3032	\$387,500	16-Jun-21
802/72 Wests Road Maribyrnong VIC 3032	\$460,000	01-Jul-21
404/11 Horizon Drive Maribyrnong VIC 3032	\$397,000	20-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 14 January 2022



**405/64 Wests Road Maribyrnong VIC 3032**

 1  1  1

Sold Price **\$387,500** Sold Date **16-Jun-21**

Distance -



**802/72 Wests Road Maribyrnong VIC 3032**

 1  1  1

Sold Price **\$460,000** Sold Date **01-Jul-21**

Distance -



**404/11 Horizon Drive Maribyrnong VIC 3032**

 1  1  1

Sold Price **\$397,000** Sold Date **20-Mar-21**

Distance **1.03km**

RS = Recent sale      UN = Undisclosed Sale

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