

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

113/64 WESTS ROAD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jun 2021

to

31 May 2022

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

713/68 WESTS ROAD MARIBYRNONG VIC 3032	\$395,000	27-Mar-22
507/86 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$388,000	20-Dec-21
207/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$382,000	10-Mar-22

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: 30 June 2022

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**713/68 WESTS ROAD
MARIBYRNONG VIC 3032**
 1  1  1

Sold Price **\$395,000** Sold Date **27-Mar-22**

Distance -


**507/86 LA SCALA AVENUE
MARIBYRNONG VIC 3032**
 1  1  1

Sold Price **\$388,000** Sold Date **20-Dec-21**

Distance **1.65km**

**207/88 LA SCALA AVENUE
MARIBYRNONG VIC 3032**
 1  1  1

Sold Price **\$382,000** Sold Date **10-Mar-22**

Distance **1.65km**
RS = Recent sale

UN = Undisclosed Sale

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