

## 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

804/64 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2022

to

28 Feb 2023

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

305/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$535,000	08-Feb-23
206/11 HORIZON DRIVE MARIBYRNONG VIC 3032	\$517,000	14-Dec-22
503/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$505,000	27-Nov-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: 20 March 2023



**305/8 HORIZON DRIVE  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price <sup>RS</sup> **\$535,000** Sold Date **08-Feb-23**

Distance **0.99km**



**206/11 HORIZON DRIVE  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$517,000** Sold Date **14-Dec-22**

Distance **0.99km**



**503/45 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$505,000** Sold Date **27-Nov-22**

Distance **1.86km**

RS = Recent sale      UN = Undisclosed Sale

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