

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

1007B/2 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2023

to

30 Jun 2024

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

6/125 RALEIGH ROAD MARIBYRNONG VIC 3032	\$545,000	20-Mar-24
1/3-5 GRANDVIEW AVENUE MARIBYRNONG VIC 3032	\$550,000	28-Oct-23
206/44 SKYLINE DRIVE MARIBYRNONG VIC 3032	\$476,099	02-Dec-23

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: 09 July 2024

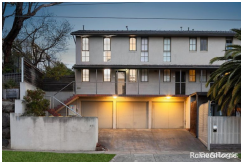


**6/125 RALEIGH ROAD
MARIBYRNONG VIC 3032**

 2  1  -

Sold Price **\$545,000** Sold Date **20-Mar-24**

Distance **0.89km**



**1/3-5 GRANDVIEW AVENUE
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$550,000** Sold Date **28-Oct-23**

Distance **1.06km**



**206/44 SKYLINE DRIVE
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$476,099** Sold Date **02-Dec-23**

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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