

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

201/66 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jan 2023

to

31 Dec 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

2/47 MIDDLE ROAD MARIBYRNONG VIC 3032	\$480,000	09-Nov-23
206/44 SKYLINE DRIVE MARIBYRNONG VIC 3032	\$467,099	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.

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Eric Lim
P 95148852
M 0420388839
E eric.lim@little.com.au



**2/47 MIDDLE ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$480,000** Sold Date **09-Nov-23**

Distance **0.73km**



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

2 1 1

Sold Price ^{RS} **\$467,099** Sold Date **02-Dec-23**

Distance **1.97km**

RS = Recent sale **UN** = Undisclosed Sale

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