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

34/4 Wests Road, Maribyrnong Vic 3032

Indicative selling price

	For the meaning	of this pri	ce see cor	sumer.vic.gov	.au/underquoting
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Single price \$435,000

Median sale price

Median price	\$447,500	Pro	perty Type Unit	t	Suburb	Maribyrnong
Period - From	15/05/2023	to	14/05/2024	Sou	rce REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	210/80 La Scala Av MARIBYRNONG 3032	\$450,000	01/05/2024
2	19/48 Eucalyptus Dr MAIDSTONE 3012	\$427,500	08/04/2024
3	106/84 La Scala Av MARIBYRNONG 3032	\$420,000	24/04/2024

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 six months.

This Statement of Information was prepared on:

15/05/2024 14:40









Property Type: Agent Comments Indicative Selling Price \$435,000 Median Unit Price 15/05/2023 - 14/05/2024: \$447,500

Comparable Properties



210/80 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$450,000 Method: Private Sale Date: 01/05/2024 Property Type: Apartment



19/48 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments



Price: \$427,500 Method: Private Sale Date: 08/04/2024 Property Type: Apartment



106/84 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$420,000 Method: Private Sale Date: 24/04/2024 Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577





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