

# 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 60 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)

Single price \$790,000

### Median sale price

Median price \$665,000

Property Type Townhouse

Suburb Maribyrnong

Period - From 05/03/2023

to 04/03/2024

Source 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.

|   | Address of comparable property       | Price     | Date of sale |
|---|--------------------------------------|-----------|--------------|
| 1 | 3/14 Janson St MAIDSTONE 3012        | \$810,000 | 29/11/2023   |
| 2 | 1/3 Horizon Dr MARIBYRNONG 3032      | \$788,000 | 15/02/2024   |
| 3 | 18 Military Rd AVONDALE HEIGHTS 3034 | \$781,000 | 17/02/2024   |

**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:

05/03/2024 14:40



 3  
  2  
  1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$790,000

**Median Townhouse Price**

05/03/2023 - 04/03/2024: \$665,000

## Comparable Properties



**3/14 Janson St MAIDSTONE 3012 (REI)**

Agent Comments

 4  
  3  
  1

**Price:** \$810,000

**Method:** Private Sale

**Date:** 29/11/2023

**Property Type:** Townhouse (Single)



**1/3 Horizon Dr MARIBYRNONG 3032 (REI)**

Agent Comments

 3  
  3  
  2

**Price:** \$788,000

**Method:** Auction Sale

**Date:** 15/02/2024

**Property Type:** Townhouse (Res)

**18 Military Rd AVONDALE HEIGHTS 3034 (REI)** Agent Comments

 3  
  1  
  2

**Price:** \$781,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455