

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

203/66 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

\$390,000

&

\$430,000

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

502/64 WESTS ROAD MARIBYRNONG VIC 3032	\$430,000	24-Jan-24
503/64 WESTS ROAD MARIBYRNONG VIC 3032	\$445,000	10-Jan-24
406/64 WESTS ROAD MARIBYRNONG VIC 3032	\$460,000	06-Jun-24

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: 08 July 2024



**502/64 WESTS ROAD
 MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$430,000** Sold Date **24-Jan-24**

Distance **0.06km**



**503/64 WESTS ROAD
 MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$445,000** Sold Date **10-Jan-24**

Distance **0.06km**



**406/64 WESTS ROAD
 MARIBYRNONG VIC 3032**

 2  2  1

Sold Price ^{RS} **\$460,000** Sold Date **06-Jun-24**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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