

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

807B/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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2021

to

28 Feb 2022

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

17/2 HORIZON DRIVE MARIBYRNONG VIC 3032	\$451,000	20-Oct-21
203/4 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$450,000	22-Dec-21
205/30 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$445,000	16-Jan-22

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 March 2022



17/2 HORIZON DRIVE MARIBYRNONG VIC 3032

2 2 1

Sold Price **\$451,000** Sold Date **20-Oct-21**

Distance **0.92km**



203/4 LA SCALA AVENUE MARIBYRNONG VIC 3032

2 2 1

Sold Price ^{RS} **\$450,000** Sold Date **22-Dec-21**

Distance **1.25km**



205/30 LA SCALA AVENUE MARIBYRNONG VIC 3032

2 2 1

Sold Price **\$445,000** Sold Date **16-Jan-22**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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