

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

308B/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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2018

to

31 Aug 2019

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

1101B/2 Wests Road Maribyrnong VIC 3032	\$382,500	27-Dec-18
204/2 La Scala Avenue Maribyrnong VIC 3032	\$371,000	06-Aug-19
307/80 La Scala Avenue Maribyrnong VIC 3032	\$365,000	26-Apr-19

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: 20 September 2019

1101B/2 Wests Road Maribyrnong VIC 3032 Sold Price **\$382,500** Sold Date **27-Dec-18**

 1  1  1

Distance -



204/2 La Scala Avenue Maribyrnong VIC 3032

Sold Price **\$371,000** Sold Date **06-Aug-19**

 1  1  1

Distance **1.22km**



307/80 La Scala Avenue Maribyrnong VIC 3032

Sold Price **\$365,000** Sold Date **26-Apr-19**

 1  1  1

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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