

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

709B/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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jan 2019

to

31 Dec 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

8/42 Eucalyptus Drive Maidstone VIC 3012	\$332,500	14-Dec-19
314/45 Edgewater Boulevard Maribyrnong VIC 3032	\$385,000	27-Jun-14
3/5 Govan Court Footscray VIC 3011	\$310,000	16-Sep-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: 16 January 2020



**8/42 Eucalyptus Drive Maidstone
VIC 3012**

 1  1  1

Sold Price

\$332,500

Sold Date

14-Dec-19

Distance

1.05km



**314/45 Edgewater Boulevard
Maribyrnong VIC 3032**

 1  1  1

Sold Price

\$385,000

Sold Date

27-Jun-14

Distance

1.57km



**3/5 Govan Court Footscray VIC
3011**

 1  1  1

Sold Price

\$310,000

Sold Date

16-Sep-19

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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