

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

414/72 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2023

to

29 Feb 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

1008/72 WESTS ROAD MARIBYRNONG VIC 3032	\$380,000	30-Nov-23
1114/72 WESTS ROAD MARIBYRNONG VIC 3032	\$370,000	13-Oct-23
109/86 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$372,000	06-Nov-23

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: 27 March 2024



**1008/72 WESTS ROAD
MARIBYRNONG VIC 3032**

 1  1  -

Sold Price ^{RS} **\$380,000** Sold Date **30-Nov-23**

Distance **0.06km**



**1114/72 WESTS ROAD
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$370,000** Sold Date **13-Oct-23**

Distance **0.06km**



**109/86 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$372,000** Sold Date **06-Nov-23**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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