

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2023

to

31 Mar 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

204/68 WESTS ROAD MARIBYRNONG VIC 3032	\$440,000	10-Nov-23
503/64 WESTS ROAD MARIBYRNONG VIC 3032	\$445,000	10-Jan-24
3/60 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$450,000	19-Jan-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: 24 April 2024



**204/68 WESTS ROAD  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$440,000** Sold Date **10-Nov-23**

Distance **0km**



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

 2  2  1

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

Distance **0.06km**



**3/60 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **19-Jan-24**

Distance **1.53km**

RS = Recent sale      UN = Undisclosed Sale

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