

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

41/4 Wests Road, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$459,000

Median sale price

Median price

\$518,500

House

Unit

X

Suburb

Maribyrnong

Period - From

01/04/2018

to

30/06/2018

Source

REIV

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 six 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
1	201/4 La Scala Av MARIBYRNONG 3032	\$485,000	14/08/2018
2	36/2 Horizon Dr MARIBYRNONG 3032	\$460,000	13/07/2018
3	8/47 Middle Rd MARIBYRNONG 3032	\$447,500	01/05/2018

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 six months.

41/4 Wests Road, Maribyrnong Vic 3032

Matt Klein
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 2  2  1

Rooms: 5
Property Type: Apartment

Agent Comments

Double story 2 bedroom, 2 bathroom apartment with study, balcony, intercom entry and off street parking.

Indicative Selling Price
\$459,000

Median Unit Price
June quarter 2018: \$518,500

Comparable Properties



201/4 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$485,000
Method: Private Sale
Date: 14/08/2018
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)



36/2 Horizon Dr MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$460,000
Method: Private Sale
Date: 13/07/2018
Rooms: 4
Property Type: Apartment



8/47 Middle Rd MARIBYRNONG 3032 (REI) **Agent Comments**

 2  1  1

Price: \$447,500
Method: Sold Before Auction
Date: 01/05/2018
Rooms: 4
Property Type: Apartment