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	108/5 Ordnance Reserve, Maribyrnong Vic 3032

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $535,000 Property Type Unit Suburb Maribyrnong

Period - From 01/07/2021 to 30/09/2021 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	204/68 Wests Rd MARIBYRNONG 3032	$520,000	26/07/2021
2	23/4 Wests Rd MARIBYRNONG 3032	$505,000	21/06/2021
3	112/88 Lascala Av MARIBYRNONG 3032	$505,000	28/04/2021

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.~~

This Statement of Information was prepared on: 18/10/2021 12:37

WE DELIVER... Biggin Scott

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Property Type:
Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
September quarter 2021: $535,000

Comparable Properties



204/68 Wests Rd MARIBYRNONG 3032 (REI)

2 2 1

Agent Comments

Price: $520,000
Method: Private Sale
Date: 26/07/2021
Property Type: Apartment



23/4 Wests Rd MARIBYRNONG 3032 (REI)

3 2 2

Agent Comments

Price: $505,000
Method: Sold Before Auction
Date: 21/06/2021
Property Type: Apartment



112/88 Lascala Av MARIBYRNONG 3032 (REI)

2 2 1

Agent Comments

Price: $505,000
Method: Auction Sale
Date: 28/04/2021
Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455

REIV THE DIFFERENCE | propertydata.com.au

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