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	4/2 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,000,000	Property type	House	Suburb	Maribyrnong
Period-from	01 Jun 2019	to	31 May 2020	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
2 Kynoch Lane Maribyrnong VIC 3032	$670,000	05-Mar-20
72 Blair Street Maribyrnong VIC 3032	$675,000	03-Sep-19
45 Waterford Avenue Maribyrnong VIC 3032	$783,000	29-Jan-20

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: 23 June 2020

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2 Kynoch Lane Maribyrnong VIC 3032

3 2 2

Sold Price **$670,000** Sold Date **05-Mar-20**

Distance **0.14km**

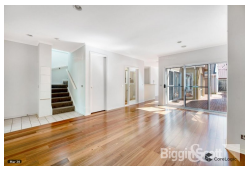


72 Blair Street Maribyrnong VIC 3032

3 3 2

Sold Price **$675,000** Sold Date **03-Sep-19**

Distance **0.26km**



45 Waterford Avenue Maribyrnong VIC 3032

3 2 2

Sold Price **$783,000** Sold Date **29-Jan-20**

Distance **0.31km**

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

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