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	G01/334 Gordon Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price $445,000

Median sale price

Median price $517,000 Property Type Unit Suburb Maribyrnong

Period - From 01/10/2023 to 30/09/2024 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	403/68 Wests Rd MARIBYRNONG 3032	$438,000	15/10/2024
2	402/8 Horizon Dr MARIBYRNONG 3032	$440,000	20/09/2024
3	406/64 Wests Rd MARIBYRNONG 3032	$460,000	06/06/2024

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: 02/12/2024 15:31

G01/334 Gordon Street, Maribyrnong Vic 3032

Zach Sianos
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2 2 1

Property Type: Apartment

Agent Comments

Ground floor 2 bedroom apartment, 2 bathrooms with large courtyard.

Indicative Selling Price
$445,000
Median Unit Price
Year ending September 2024: $517,000

Comparable Properties



403/68 Wests Rd MARIBYRNONG 3032 (REI/VG)

2 2 1

Price: $438,000
Method: Private Sale
Date: 15/10/2024
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior.



402/8 Horizon Dr MARIBYRNONG 3032 (REI/VG)

2 2 1

Price: $440,000
Method: Private Sale
Date: 20/09/2024
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior.



406/64 Wests Rd MARIBYRNONG 3032 (REI/VG)

2 2 1

Price: $460,000
Method: Private Sale
Date: 06/06/2024
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior.

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